

EXHIBIT C

MAINTENANCE ALLOCATION CHART

ITEM	HOA	UNIT OWNER	NOTES
GENERAL NOTE			Shared items are to be resolved between the Owners involved in use of the item.
A/C Pad & Unit		X	
Address Numbers		X	
Attic		X	
Cable/Satellite TV		X	
Ceiling		X	
Circuit Breakers for Unit		X	
Common Area amenities	X		
Door and Door Frames - exterior		X	Subject to Board approval upon replacement
Door and Door frames - interior		X	
Door Hardware/doorbell		X	
Drains – Living Unit & Limited Common patio/porch		X	
Dryer Vent Cleaning		X	
Electrical Wiring/Panel		X	
Exterior Wall Finishes (Rock/Stucco/Siding, etc.)	X		
Fences (Project perimeter)	X		
Fences (Owner installed)		X	
Fireplace, Flue, & Vent Pipes – Cleaning & Repair		X	
Floor Coverings		X	
Foundation – Structural	X		
Foundation – Cracks, cosmetic	X		
Furnace		X	
Garage Door Openers, Springs, Hinges, Parts		X	
Garage Doors – paint, repair & replacement		X	Subject to Board approval upon replacement
Gas Pipes (from meter to inside Living Unit)		X	
Hose Bib/Faucet/Spigot	X		
Hot Water Heater		X	
Insurance Coverage – Property (attached buildings)	X		
Insurance Coverage - HO6 Policy		X	
Insurance Coverage - loss assessment		X	
Insurance Deductible	X	X	Assessed to Owners pro-rata according to losses. HO6 deductible is Owner's responsibility.
Irrigation Lines / Heads – Common Area yard areas	X		
Landscape – Common Area	X		
Landscape – Owner maintained fenced yard area		X	As applicable (must follow Board rules)
Lights – eaves, porch & garage fixtures & bulbs		X	Fixture replacement subject to Board approval
Limited Common Area – patios, porches, decks, stairs, sidewalks, driveways – repair, replacement & snow removal	X	X	Owners shall perform routine maintenance on decks and patios that are inaccessible to the HOA
Mailbox & Stand/Structure			USPS
Mailbox Lock & Key		X	Or USPS as applicable

Paint - exterior wall surfaces and trim finishes	X		
Paint – exterior doors, garage doors, windows		X	Subject to Board approval
Paint - Interior		X	
Pest Control Interior (termites, rodents, insects, etc.)		X	
Pest Control Exterior (termites, rodents, insects, etc.)	X		
Phone Lines		X	
Playgrounds & Open Space	X		
Plumbing Valves, Pressure Regulator		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA
Plumbing Main Line		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA
Plumbing Leak		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA
Plumbing – clogging/stoppage		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA
Plumbing Pipes Inside Unit		X	
Rain Gutters – clean-out, repair, replacement	X		
Rain Gutters - drains away from building	X		
Roof – leaks, repair & replacement	X		
Screen Doors		X	Must be approved by Board
Sewer pipes & utilities – serving a single Living Unit		X	
Sewer pipes & utilities – to more than one Living Unit		X	Responsibility shared by Owners in use unless handled by municipality or others
Shutters, exterior window trim		X	
Sidewalks and paths on Common Areas	X		
Snow Removal – Limited Common Areas, driveways, porches & sidewalks	X		
Snow Removal – private roads & Common sidewalks	X		
Storm Drains	X		
Street Lights	X		Unless handled by Municipality or others
Streets – private (excluding approach to garage)	X		
Trash	X		
Utility Doors		X	
Vent Covers - exterior	X		
Wall - bearing interior wall		X	
Wall - partition interior wall		X	
Water – culinary	X		
Water – Common Area landscape	X		
Weather Stripping		X	
Windows – glass, screens, frames, boxes & cleaning		X	Subject to Board approval upon replacement