

**EXHIBIT "B"**

**MAINTENANCE MATRIX**

The following is a listing of the items within the Project for which Owners and the Association are responsible for the routine maintenance, repair and replacement duty, in accordance with Article 10, Sections 10.1 through 10.4 of the First Restated Declaration of Covenants, Conditions and Restrictions.

COMPONENT(S)	OWNER	ASSN.
Air Conditioning	X	
Appliances - Built In	X	
Appliances - Freestanding	X	
Attic/Crawl Space (except for personal contents/ and Utilities serving one Unit)		X
Carpeting - In Units	X	
Caulking - Exterior		X
Caulking - Interior	X	
Ceilings	X	
Common Area Improvements		X
Doorbell - Exterior Components/Button Switch	X	
Doorbell - Interior Components; Wiring	X	
Doors - Entry - Frame and Door (except exterior painting)	X	
Doors - Entry - Frame (exterior painting only)		X
Doors - Entry - Locks and Hardware	X	
Doors - Entry - Painting - Exterior Surface		X
Doors - Entry - Painting - Interior Surface	X	
Doors - Entry - Weatherstripping/Waterproofing	X	
Doors - Interior	X	
Drainage Systems (e.g., ditches, catch basins) (except Patio drains)		X
Drains - Bathtubs, Showers, Sinks	X	
Drains - Curb		X
Drains - Patio	X	
COMPONENT(S)	OWNER	ASSN.
Driveway/Parking Space - concrete and asphalt surfaces		X

Dryer Vents - Cleaning	X	
Dryer Vents - Repair	X	
Drywall - Damage Repairs (e.g., cracks, inside minor localized water damage, dents, holes, etc.)	X	
Drywall - Interior - Replace	X	
Electrical Panel/Circuit Breakers/Interior	X	
Electrical Switches, Sockets, Wall Plates - Interior	X	
Electrical Wiring - Interior	X	
Entry Gate		X
Exhaust Fans	X	
Exterior Building Surface		X
Exterior Faucets, Handles, Washers		X
Exterior Lighting Fixtures (Common Area)		X
Fences - Common Area		X
Fences - bordering Common Area and Patio (except interior surface)		X
Fences - bordering Common Area and Patio (interior surface)		X
Fireplace - Chimney - Exterior and Spark Arrestor		X
Fireplace - Chimney Flue	X	
Fireplace - Chimney - Interior - Cleaning	X	
Fireplace - Fire Brick (firebox, ceramic brick walls of fireplace)	X	
Fireplace - Mantelpiece, Trim and Facing	X	
Floor	X	
Floor Covering (i.e., carpet, tile, vinyl, wood, etc.)	X	
Foundation		X
Front Entry Landings		X
Furnace - Unit Systems	X	
Garage Door Openers, Springs and Hinge Assembly	X	
<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Garage Doors - Replacement	X	
Garage Door Weatherstripping	X	
Garbage Disposal	X	

Gas Lines - Serving more than one (1) Unit		X
Gas Lines - Serving one (1) Unit	X	
Glass - Pool/Common Area		X
Glass - Unit Windows/Doors	X	
Guardhouse		X
Gutters and Downspouts		X
Hose Bibs (Exclusive Use Common Areas only)	X	
Hose Bibs (Common Area excluding Exclusive Use Common Areas)		X
Insulation	X	
Landscaping - Common Area,		X
Lighting Fixtures (Common Areas excluding Exclusive Use Common Areas)		X
Lighting Fixtures - Inside Units	X	
Lighting Fixtures - Outside - Front (Homeowner controlled)	X	
Lighting Fixtures - Outside - Patio		X
Mailbox - Lock	X	
Mailboxes - Box		X
Painting - Interior	X	
Parking Space - Asphalt Surfaces		X
Patio/Balcony Deck Railings - Painting (exterior surface)		X
Patio/Balcony Deck Railings - Painting (interior surface)		X
Patio/Balcony Floor Maintenance	X	
Patio Cleaning and Maintenance	X	
Patio/Balcony Painting	X	
Patio Gates (except key lock)		X
<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Patio Gate key lock	X	
Plumbing Fixtures - Interior (toilets, tubs, sinks, faucets, etc.)	X	
Plumbing Lines - Inside Unit, and those solely used by that Unit	X	
Plumbing Lines - Serving more than one Unit		X
Pool, Pool Building, Jacuzzi, Equipment, Solar Panels		X

Pressure Regulators		X
Roof Flashing and other Roofing Components (including sheathing)		X
Roof Shingles/Tiles		X
Roof Underlayment		X
Roof Vents		X
Sewer Backups		X
Sewer Lines - Serving more than one Unit		X
Sewer Lines - Inside Unit, and those solely used by that Unit	X	
Sidewalks - Common Areas		X
Slab		X
Sliding Patio Door Flashing/Waterproofing	X	
Sliding Patio Door Frames and Tracks	X	
Sliding Patio Door Hardware	X	
Sliding Patio Doors/Screens	X	
Spraying for Household Pests (ants, fleas, etc.) in the interior of the Unit and in Exclusive Use Common Area	X	
Spraying for Landscaping Pests (ants, fleas, etc.) on the exterior of the Unit		X
Street		X
Stucco Painting/Coloring		X
Stucco Repair and Replacement		X
Termites - Structural and in Common Area		X
Termites - Interior	X	
COMPONENT(S)	OWNER	ASSN.
<b>Toilet - Wax Ring</b>	X	
Trim - Wood - Exterior - Maintenance and Replacement		X
Trim - Wood - Exterior - Painting		X
Utility Closets		X
Walls - Bearing, Studs, Frames, Tiedowns, Other Structural Items		X
Walls - Non-bearing	X	
Wallpaper/Paneling	X	
Water Heater - Common Area		X

Water Heater - Individual	X	
Water Softener	X	
Windows and Screens	X	
Window Flashing, Frames, and Hardware	X	
Wiring - Cable TV	X	
Wiring - Electrical - Inside Unit, and solely used by that Unit	X	
Wiring - Electrical - Serving more than one Unit		X
Wiring - Telephone	X	

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