

APPENDIX B

**DESIGNATION OF AREA OF COMMON RESPONSIBILITY
AND
MAINTENANCE CHART**

MAINTENANCE RESPONSIBILITY CHART

“All aspects” includes maintenance, repair, and replacement, as needed and determined by the Board, in its sole and absolute discretion.

COMPONENT OF PROPERTY	ASSOCIATIONS AREA OF COMMON RESPONSIBILITY	OWNER RESPONSIBILITY (SUBJECT TO APPROVAL BY ACC)
Roofs.	Deckings, felt, shingles, and metal flashing, only	All other aspects, including roof trusses.
Roof mounted attachments.	None.	All aspects.
Exterior vertical walls of Dwellings, other exterior features of Dwellings not specifically listed in chart.	Outermost materials only, such as siding, stucco, and brick, and any coatings or surface treatments on the material, such as paint or sealant.	All other aspects, including wall cavities and insulation.
Dwelling foundations, patio slabs, and A/C slabs.	Slab failure.	All other aspects including repair for minor cracks that result from the natural movement of soil (expansion and contraction), shrinkage during the curing of the concrete, and settling of the Dwelling.
Concrete driveways and sidewalks.	All structural aspects.	Routine cleaning & including repair of minor cracks that result from the natural expansion & contraction of soil, shrinkage during the curing of the concrete and settling of the Dwelling.
Retaining walls.	All aspects.	None.
Displays of street numbers on exterior doors or Dwelling surfaces.	All aspects.	None.
Gutters and downspouts.	All aspects.	None.
Grounds – outside the fenced yards.	All aspects.	None.
Fences and gates around private Dwelling yards.	All aspects.	None.
Yard irrigation system (sprinkler)	All aspects.	None.
Exterior light fixtures on Dwelling.	None.	All aspects.
Exterior doors of Dwellings.	Determining styles and materials of front doors and garage doors.	All other aspects of the garage door, and all aspects of other doors, including paint.

	Periodic paint or stain on garage doors, only.	door frame, door, glass panes, hardware, locks, peepholes, thresholds, weatherstripping, and doorbells.
Garages.	Roofs and exterior vertical walls, as described above.	All aspects, except those noted for Association. Includes, routine interior cleaning, interior wall and ceiling materials, pedestrian door, automatic garage door opener, remote controls, interior light fixture, interior electrical outlets.
Skylights.	None.	All aspects.
Attics.	None.	All aspects.
Insulation & weatherstripping.	None.	All aspects.
Dwelling interiors, including improvements, fixtures, partition walls & floors within Dwelling.	None.	All aspects.
Sheetrock in Dwellings (walls and ceilings) & treatments on walls.	None.	All aspects.
Improvements and grounds in private/yards.	None.	All aspects.
Surface water drainage systems.	All aspects, including collection drains and drain systems.	None. Prohibited from changing the drainage system.
Windows.	Periodic exterior caulking in connection with exterior painting.	All other aspects, including window frames, window sill flashings, window seals and sealants, screens, window locks, glass panes, glazing, interior caulking.
Water, sewer, electrical lines & systems.	All other aspects unless maintained by a utility company or other regulatory authority.	All aspects for lines and systems located on and serving the Lots.
Heating and cooling systems & water heaters.	None.	All aspects.
Intrusion alarms on doors/windows, smoke/heat detectors, monitoring equipment.	None.	All aspects.
Cable for television or internet.	Standards for location and appearance of cable and/or conduit.	All other aspects.
Television antennas & satellite dishes.	Standards for location and appearance of exterior mounted devices.	All other aspects.

NOTE 1: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such a component.

NOTE 2: If an Owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the Owner.