

EXHIBIT "B" - MAINTENANCE LIST

The following is a listing of the items within the Community, the maintenance, repair and replacement duty for which Owners and the Association are responsible in accordance with Section 6.2 of the Restated Declaration. This does not eliminate the Owner's responsibility to request and receive architectural approval pursuant to the Governing Documents or supersede the Owner's obligations under Section 6.8 or any other similar provision in the Governing Documents.

Note – N.A. in a column indicates that type of maintenance is not applicable to the component.
The Association's responsibility for painting is limited to painting required by the Reserve Study schedule. Any custom painting by a unit owner is the owner's responsibility.

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY					
	Clean	Maintain	Repair	Replace	Paint	Resurface
Air Conditioning Condenser	Owner	Owner	Owner	Owner	Owner	Owner
Air Conditioning System Lines & Equipment	Owner	Owner	Owner	Owner	Owner	Owner
Antennas – (See Satellite Dishes)						
Appliances – Free Standing	Owner	Owner	Owner	Owner	Owner	Owner
Appliances & Fixtures -- Built-in	Owner	Owner	Owner	Owner	Owner	Owner
Attic Areas – (Beams, Insulation, Walls)	Owner	Owner	Assn.	Assn	Owner	Owner
Awnings	Owner	Owner	Owner	Owner	Owner	Owner
Balcony/Deck -- Membranes (Waterproofing)	Owner	Owner	Owner	Owner	Owner	Owner
Balcony/Deck – Planters	Owner	Owner	Owner	Owner	Owner	Owner
Balcony/Deck – Railings	Owner	Owner	Owner	Owner	Assn	Owner
Balcony/Deck -- Structural Supports	Owner	Owner	Owner	Owner	Assn	Owner
Bathtub Waste and Overflow – See Drains						
Bearing Walls, Studs, Frames, Tie-Downs, Other Structural Items	Assn	Assn	Assn	Assn	Assn	Assn
Building Surfaces	Assn	Assn	Assn	Assn	Assn	Assn
Cable TV – (See Wiring)						
Carpeting – in Common Areas/Recreation Areas	Assn	Assn	Assn	Assn	Assn	Assn
Caulking – Exterior	Assn	Assn	Assn	Assn	Assn	Assn
Caulking – Interior	Owner	Owner	Owner	Owner	Owner	Owner
Ceiling Coverings (Texture & Paint)	Owner	Owner	Owner	Owner	Owner	Owner
Chimney's - Interior (See Fireplaces)						
Chimneys – Exterior / Structure, Stucco, Bricks, Etc.	Assn	Assn	Assn	Assn	Assn	Assn
Crawl Spaces	Owner	Owner	Owner	Owner	Owner	Owner
Door Frames – Patio (Slider or French)	Owner	Owner	Owner	Owner	Owner	Owner
Doorbell -- Bell & Interior Components	Owner	Owner	Owner	Owner	Owner	Owner
Doorbell – Button Switch and Exterior Components	Owner	Owner	Owner	Owner	Owner	Owner
Doors – Entry/Exterior Surface	Owner	Owner	Owner	Owner	Assn	N.A.
Doors – Entry/Frame	Owner	Owner	Owner	Owner	Owner	N.A.
Doors – Entry/Interior Surface	Owner	Owner	Owner	Owner	Owner	Owner
Doors – Entry/Locks, Hardware, Weather-stripping & Glass	Owner	Owner	Owner	Owner	Owner	Owner

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY					
	Clean	Maintain	Repair	Replace	Paint	Resurface
Doors – Garage/Electric Openers & Remote Controls	Owner	Owner	Owner	Owner	Owner	Owner
Doors – Garage/Exterior Surface	Owner	Owner	Owner	Owner	Assn	Owner
Doors – Garage/Interior Surface	Owner	Owner	Owner	Owner	Owner	Owner
Doors – Patio (Slider or French), Glass, Locks, Hardware,	Owner	Owner	Owner	Owner	Owner	Owner
Doors – Screen/Storm/Security	Owner	Owner	Owner	Owner	Owner	Owner
Doors-Entry – Flashing/Waterproofing	Owner	Owner	Owner	Owner	Owner	Owner
Drainage Systems – Private	Owner	Owner	Owner	Owner	Owner	Owner
Drainage Systems (e.g., ditches, catch basins, desolation basins, etc.)	Assn	Assn	Assn	Assn	Assn	Assn
Drains – Curb	Assn	Assn	Assn	Assn	N.A.	N.A.
Drains – Patio	Assn	Assn	Assn	Assn	Assn	Assn
Drains – Balcony	Owner	Owner	Owner	Owner	Owner	Owner
Drains – Private Yards/Planters	Owner	Owner	Owner	Owner	Owner	Owner
Drains & Overflow – Bathtubs, Showers, Sinks	Owner	Owner	Owner	Owner	Owner	Owner
Driveways	Assn	Assn	Assn	Assn	Assn	Assn
Dryer Vents	Owner	Owner	Owner	Owner	Owner	Owner
Drywall	Owner	Owner	Owner	Owner	Owner	Owner
Ducts, Forced Air (Heating/Cooling)	Owner	Owner	Owner	Owner	Owner	Owner
Electrical Switches - Sockets, Wall Plates – Exterior	Owner	Owner	Owner	Owner	Owner	Owner
Electrical Switches - Sockets, Wall Plates – Interior	Owner	Owner	Owner	Owner	Owner	Owner
Exhaust Fans - Attic	Owner	Owner	Owner	Owner	Owner	Owner
Exhaust Fans - Bathroom, Laundry, Kitchen	Owner	Owner	Owner	Owner	Owner	Owner
Faucets, Handles, Washers - Common Area	Assn	Assn	Assn	Assn	Assn	Assn
Faucets, Handles, Washers – Exterior Building Walls	Owner	Owner	Owner	Owner	Owner	Owner
Fences/Masonry Walls - Patio/Yard (Facing Home/Outside)	Assn	Assn	Assn	Assn	Assn	Assn
Fences - Perimeter of Property	Assn	Assn	Assn	Assn	Assn	Assn
Fences and Gates – Common Area	Assn	Assn	Assn	Assn	Assn	Assn
Fences and Gates – Owner Installed	Owner	Owner	Owner	Owner	Owner	Owner
Fire Protection – Extinguishers and Smoke Detectors in Common Area	Assn	Assn	Assn	Assn	Assn	Assn
Fire Protection –Smoke Detectors in Units	Owner	Owner	Owner	Owner	Owner	Owner
Fireplaces - Chimney and Spark Arrestor	Owner	Owner	Owner	Owner	Owner	Owner
Fireplaces - Firebox	Owner	Owner	Owner	Owner	Owner	Owner
Fireplaces - Flues	Owner	Owner	Owner	Owner	Owner	Owner
Fireplaces - Mantle, Trim & Facing	Owner	Owner	Owner	Owner	Owner	Owner
Floor Coverings - Unit Interior (Carpet, Tile, Wood, Vinyl)	Owner	Owner	Owner	Owner	Owner	Owner
Front Entry Landings – Enclosed	Owner	Owner	Owner	Owner	Owner	Owner
Front Entry Landings – Open	Assn	Assn	Assn	Assn	Assn	Assn
Furnace - HVAC Ducts	Owner	Owner	Owner	Owner	Owner	Owner
Furnace - Electric Wall and Ceiling Heaters	Owner	Owner	Owner	Owner	Owner	Owner

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY					
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Furnace - HVAC Unit	Owner	Owner	Owner	Owner	Owner	Owner
Garage Aprons	Assn	Assn	Assn	Assn	Assn	Assn
Garages – Exterior, Concrete Slab and Structural Components	Assn	Assn	Assn	Assn	Assn	Assn
Garages - Interior Walls/Floors/Ceilings	Owner	Owner	Owner	Owner	Owner	Owner
Garbage Disposal	Owner	Owner	Owner	Owner	Owner	Owner
Gas Lines - In Walls, Attics, Crawl Spaces	Owner	Owner	Owner	Owner	Owner	Owner
Glass - Recreation Area/Common Area	Assn	Assn	Assn	Assn	Assn	Assn
Glass - Windows/Doors of Home	Owner	Owner	Owner	Owner	Owner	Owner
Gutters & Downspouts - Owner Installed	Owner	Owner	Owner	Owner	Owner	Owner
Gutters & Downspouts – Assn. Installed	Assn	Assn	Assn	Assn	Assn	Assn
Hose Bibs - (See Faucets)						
Hot Water Recirculation Systems & Pumps	Owner	Owner	Owner	Owner	Owner	Owner
Insulation - Walls, Attics	Owner	Owner	Owner	Owner	Owner	Owner
Landscaping – Authorized Owner Installed	Owner	Owner	Owner	Owner	Owner	Owner
Landscaping - Balconies	Owner	Owner	Owner	Owner	Owner	Owner
Landscaping - Lawns	Assn	Assn	Assn	Assn	Assn	Assn
Landscaping - Patios/Courtyards	Owner	Owner	Owner	Owner	Owner	Owner
Landscaping - Side Yards	Assn	Assn	Assn	Assn	Assn	Assn
Landscaping - Slopes	Assn	Assn	Assn	Assn	Assn	Assn
Landscaping - Trees	Assn	Assn	Assn	Assn	Assn	Assn
Lighting Fixtures - Common Areas	Assn	Assn	Assn	Assn	Assn	Assn
Lighting Fixtures - Home Interiors	Owner	Owner	Owner	Owner	Owner	Owner
Lighting Fixtures - On Home Exteriors	Owner	Owner	Owner	Owner	Owner	Owner
Linoleum & Vinyl Flooring (See Floor Coverings)						
Mailboxes – Exterior Slot Covers Only	Assn	Assn	Assn	Assn	Assn	Assn
Painting - Building Exterior	Assn	Assn	Assn	Assn	Assn	Assn
Painting - Interior of Home	Owner	Owner	Owner	Owner	Owner	Owner
Party Fences/Division Fence/Masonry Walls	Assn	Assn	Assn	Assn	Assn	Assn
Party Walls	Assn	Assn	Assn	Assn	Assn	Assn
Patio – Membranes (Waterproofing)	Owner	Owner	Owner	Owner	Owner	Owner
Patio -- Painting	Owner	Owner	Owner	Owner	Owner	Owner
Patio -- Planters	Owner	Assn	Assn	Assn	Assn	Assn
Patio – Concrete slab	Owner	Owner	Owner	Assn	Owner	Owner
Patio Covers	Owner	Owner	Owner	Owner	Owner	Owner
Pest Control - Common Area	Assn	Assn	Assn	Assn	Assn	Assn
Pest Control - Household	Owner	Owner	Owner	Owner	Owner	Owner
Pest Control - Termite	Assn	Assn	Assn	Assn	Assn	Assn
Plumbing Fixtures - Interior	Owner	Owner	Owner	Owner	Owner	Owner
Plumbing Fixtures - Pressure Regulators	Owner	Owner	Owner	Owner	Owner	Owner

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	Clean	Maintain	Repair	Replace	Paint	Resurface
Plumbing Lines - Behind Walls; Ceiling - Single Use	Owner	Owner	Owner	Owner	Owner	Owner
Plumbing Lines - Interior, Not Located Behind Walls, Floors or Ceilings	Owner	Owner	Owner	Owner	Owner	Owner
Plumbing Lines - Main Shut-Off Valve	Owner	Owner	Owner	Owner	Owner	Owner
Plumbing Lines - Under Slab	Assn	Assn	Assn	Assn	Assn	Assn
Roof - Flashing & Other Roofing Components	Assn	Assn	Assn	Assn	Assn	Assn
Roof - Penetrations/Vents/Flues	Assn	Assn	Assn	Assn	Assn	Assn
Roof - Shingles/Tiles	Assn	Assn	Assn	Assn	Assn	Assn
Roof - Decking/Sheathing	Assn	Assn	Assn	Assn	Assn	Assn
Roof - Drains (Flat roofs only)	Assn	Assn	Assn	Assn	Assn	Assn
Roof - Underlayment	Assn	Assn	Assn	Assn	Assn	Assn
Satellite Dishes & Antennas	Owner	Owner	Owner	Owner	Owner	Owner
Sewer Lines - Below Ground	Assn	Assn	Assn	Assn	Assn	Assn
Sewer Lines - Common Use	Assn	Assn	Assn	Assn	Assn	Assn
Sewer Lines – In Walls	Owner	Owner	Owner	Owner	Owner	Owner
Sidewalks - Common Areas	Assn	Assn	Assn	Assn	Assn	Assn
Sidewalks - Entry (Concrete only)	Owner	Assn	Assn	Assn	N.A.	N.A.
Skylights - Flashing & Waterproofing	Owner	Owner	Owner	Owner	Owner	Owner
Skylights - Frame & Glass	Owner	Owner	Owner	Owner	Owner	Owner
Slab and Foundations	Assn	Assn	Assn	Assn	Assn	Assn
Sliding Patio Door Flashing/Waterproofing (See Doors)						
Staircase and Landing - Interior	Owner	Owner	Owner	Owner	Owner	Owner
Streets	Assn	Assn	Assn	Assn	Assn	Assn
Structural Components – Bearing Walls, Studs, Tie Downs, etc.	Assn	Assn	Assn	Assn	Assn	Assn
Stucco (Building Exterior)	Assn	Assn	Assn	Assn	Assn	Assn
Termite - (See Pest Control)						
Toilet - Fixture & Connecting Components	Owner	Owner	Owner	Owner	Owner	Owner
Toilet - Wax Ring	Owner	Owner	Owner	Owner	Owner	Owner
Trim - Wood (Exterior Only)	Assn	Assn	Assn	Assn	Assn	Assn
Wall Coverings - Interior	Owner	Owner	Owner	Owner	Owner	Owner
Water Heater	Owner	Owner	Owner	Owner	Owner	Owner
Water Lines - (See Plumbing)						
Water Softeners	Owner	Owner	Owner	Owner	Owner	Owner
Window & Slider Screens	Owner	Owner	Owner	Owner	Owner	Owner
Window Flashing/Waterproofing	Owner	Owner	Owner	Owner	Owner	Owner
Window Frames	Owner	Owner	Owner	Owner	Owner	Owner
Window Glass	Owner	Owner	Owner	Owner	Owner	Owner
Window Hardware	Owner	Owner	Owner	Owner	Owner	Owner
Wiring - (In Walls or Ceiling)	Owner	Owner	Owner	Owner	Owner	Owner

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY					
	Clean	Maintain	Repair	Replace	Paint	Resurface
Wiring - Cable TV	Owner	Owner	Owner	Owner	Owner	Owner
Wiring - Circuit Breaker Panel	Owner	Owner	Owner	Owner	Owner	Owner
Wiring - Electrical (Outlets in Home)	Owner	Owner	Owner	Owner	Owner	Owner
Wiring - Telephone	Owner	Owner	Owner	Owner	Owner	Owner
Yards - (See Landscaping)						