

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 the Declaration and may not apply to situations where damage is caused by the negligence or wilful misconduct of any party.

This Matrix is provided for convenience as to the general determination of responsibility for the maintenance, repair and replacement of various components of the Project. The physical boundaries of the various components of the Project, such as the Unit and Common Area as defined under the applicable Condominium Plans, are not determinative of the responsibility for routine maintenance, repair and replacement.

In certain situations, the Association's insurance coverage may provide for the repair/replacement of components that are designated as the Owners' maintenance responsibility under the Declaration, including this Matrix. These circumstances shall not be deemed to be, or construed as, modifying the routine maintenance, repair and replacement duties set forth herein.

COMPONENT(S)	OWNER	ASSN.
Air Conditioning and Heating System and Components for Unit	X	
Attic/Crawl Space (except for personal contents and Utilities serving one Unit)		X
Caulking - Exterior		X
Caulking - Interior	X	
Ceilings - interior surface of Unit	X	
Common Area and Common Facilities		X
Doorbell - Exterior Components/Button Switch - Unit	X	
Doorbell - Interior Components; Wiring - Unit	X	
Doors - Entry - Frame and Door	X	
Doors - Entry - Locks and Hardware	X	
Doors - Entry - Painting (Routine) - Exterior Surface		X
Doors - Entry - Painting - Interior Surface	X	
Doors - Entry - Weatherstripping/Waterproofing	X	
Doors - Interior Unit	X	

COMPONENT(S)	OWNER	ASSN.
Drainage Systems (e.g., ditches, catch basins)		X
Drains - Bathtubs, Showers, Sinks - Unit	X	
Drains - Curb		X
Drains - Patio	X	
Driveways		X
Dryer Vents - Cleaning and Repair (except vent cover on building exterior)	X	
Dryer Vents - Cover on building exterior		X
Drywall - Damage Repairs (e.g., cracks, inside minor localized water damage, dents, holes, etc.) - Unit	X	
Drywall - Interior - Replace - Unit	X	
Electrical Panel/Circuit Breakers - Unit	X	
Electrical Switches, Sockets, Wall Plates - Unit	X	
Entry Gates and Systems		X
Exhaust Fans - Units	X	
Exterior Building Surface		X
Exterior Faucets, Handles, Washers except those on Patio		X
Exterior Faucets, Handles, Washers - Patio	X	
Fences - Common Area		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 Covering (i.e., carpet, tile, vinyl, wood, etc.) - Unit	X	
Foundation		X
Front Entry Landings		X
Furnace - Unit Systems	X	

COMPONENT(S)	OWNER	ASSN.
Garage (except exterior surfaces)	X	
Garage - exterior surfaces		X
Garage Door - Automatic opener and components	X	
Garage Door - Replacement, Repair and Maintenance (except routine painting of exterior surface)	X	
Garage Door - Routine painting of exterior		X
Garbage Disposal	X	
Gas Lines - Common Area or those serving more than one Condominium wherever located		X
Gas Lines - Solely serving one Unit and located within the outside perimeter of the exterior bearing walls of the Unit	X	
Gas Lines - Solely serving one Unit and located within or underneath the floor/slab of the Unit	X	
Gas Lines - Solely serving one Unit and located above the ceiling of the Unit	X	
Gas Lines - Solely serving one Unit and located within the non-bearing separation walls of the Unit	X	
Gazebo - Common Area		X
Glass - Unit Windows/Doors, including frame and tracks	X	
Gutters and Downspouts		X
Insulation - Unit	X	
Iron Fences		X
Landscaping - Common Area, Greenbelt		X
Lighting Fixtures (excluding those controlled by Owners)		X
Lighting Fixtures - Inside Units	X	
Lighting Fixtures - Outside - Homeowner controlled	X	
Lighting Fixtures - Outside on exterior of Condominium Building on ground floor - Owner pays for electricity		X
Mailbox - Lock	X	
Mailbox - Structures		X

COMPONENT(S)	OWNER	ASSN.
Maintenance Shed		X
Monument Sign		X
Painting - Common Area Facilities and Exterior of Condominium Buildings		X
Painting - Interior of Unit	X	
Patio Cleaning and Maintenance and interior surfaces	X	
Patio Railings		X
Patio Painting		X
Parking Spaces		X
Plumbing Fixtures - Interior (toilets, tubs, sinks, faucets, etc.)	X	
Plumbing Lines - Common Area or those serving more than one Condominium wherever located		X
Plumbing Lines - Solely serving one Unit from the pressure regulator on the patio of the Unit	X	
Plumbing Lines - Solely serving one Unit and located within or underneath the floor/slab of the Unit	X	
Plumbing Lines - Solely serving one Unit and located above the ceiling of the Unit	X	
Plumbing Lines - Solely serving one Unit and located within the non-bearing separation walls of the Unit	X	
Pools, Spas and related equipment		X
Pressure Regulators - Common Area		X
Pressure Valves - Unit (wherever located)	X	
Private Streets		X
Roof Shingles/Tiles		X
Roof Underlayment		X
Roof Vents		X
Sewer Lines - Common Area or those serving more than one Condominium wherever located		X

COMPONENT(S)	OWNER	ASSN.
Sewer Lines - Solely serving one Unit and located within the outside perimeter of the exterior bearing walls of the Unit	X	
Sewer Lines - Solely serving one Unit and located within or underneath the floor/slab of the Unit	X	
Sewer Lines - Solely serving one Unit and located above the ceiling of the Unit	X	
Sewer Lines - Solely serving one Unit and located within the non-bearing separation walls of the Unit	X	
Sidewalks - Common Areas		X
Skylights	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 pests (ants, fleas, etc.) in the interior of the Unit	X	
Spraying for pests (ants, fleas, etc.) on the exterior of the Unit		X
Stucco Painting/Coloring		X
Stucco Repair and Replacement		X
Tennis Courts		X
Termites - Treatment and Eradication - All portions of the Project except interior of Units (living area and garage)		X
Termites - Treatment and Eradication - Interior of Unit (living area and garage)	X	
Trim - Wood - Exterior - Maintenance and Replacement		X
Trim - Wood - Exterior - Painting		X
Wall Coverings - Unit	X	
Walls - Bearing, Studs, Frames, Tiedowns, Other Structural Items		X
Walls - Non-bearing in Unit	X	

COMPONENT(S)	OWNER	ASSN.
Water Heater - Common Area		X
Water Heater - Unit	X	
Windows and Screens - Unit	X	
Window Flashing, Frames, and Hardware - Unit	X	
Wiring - Electrical - Common Area or those serving more than one Condominium wherever located		X
Wiring - Electrical - Solely serving one Unit and located within the outside perimeter of the exterior bearing walls of the Unit	X	
Wiring - Electrical - Solely serving one Unit and located within or underneath the floor/slab of the Unit	X	
Wiring - Electrical - Solely serving one Unit and located above the ceiling of the Unit	X	
Wiring - Electrical - Solely serving one Unit and located within the non-bearing separation walls of the Unit	X	

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