

EXHIBIT “C” - MAINTENANCE LIST

The following is a listing of the items within the Project, the maintenance, repair and replacement duty for which Owners and the Association are responsible in accordance with Article VI, section 3 of the Declaration.

| | COMPONENT(S) | OWNER | ASSOC. |
|-----|--|-------|--------|
| 1. | Air conditioning System - Each Dwelling unit | x | |
| 2. | Appliances - Built-in & Free Standing | x | |
| 3. | Bearing walls, Non-bearing Walls, Studs, Frames, Tie-downs, other Structural items | x | |
| 4. | Cement block walls in units 8 & 9 | | X |
| 5. | Carpeting - in Dwelling Units | x | |
| 6. | Driveways/Parking Space - Concrete and Asphalt surfaces in Common Area | | x |
| 7. | Caulking - Exterior (during regular scheduled painting, exclusive of window glazing and homeowner additions) | | x |
| 8. | Calking - interior | x | |
| 9. | Common Area Improvements | | x |
| 10. | Crawl Spaces in Attic (including personal contents) | x | |
| 11. | Doorbell - All components | x | |
| 12. | Drainage Systems (e.g. ditches, catch basins, and all below ground components) | | x |
| 13. | Drains - Bathtubs, Showers, Sinks | x | |
| 14. | Drains - Curbs & Yards | | x |
| 15. | Dryer Vents - Cleaning & Repair | x | |
| 16. | Drywall - Damage Repairs (e.g. cracks, inside minor localized water damage, dents, holes, etc.) | x | |
| 17. | Drywall - Interior - Replace | x | |
| 18. | Electrical Panel/Circuit Breakers/Interior | x | |
| 19. | Electrical Switches, Sockets, Wall Plates - Interior | x | |
| 20. | Electrical Wiring - From Meter to Interior & all inside house | x | |
| 21. | Exhaust Fans | x | |
| 22. | Fences & Gates - Exclusive Use Area, Divider fences | x | |

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| 23. | Fireplace & Chimney | x | |
| 24. | Front Entry Landings in Common Area | | x |
| 25. | Front Entry Landings on Lot | x | |
| 26. | Furnace - Dwelling Unit Systems | x | |
| 27. | Garage Door Openers & Hardware | x | |
| 28. | Garage/Carport - Common Area Private Use: All structural components | | x |
| 29. | Garage/Carport - Common Area Private Use: Homeowner interior changes | x | |
| 30. | Garage/Carport - within the footprint of the homeowner's lot: Exterior stucco and painting | | x |
| 31. | Garage/Carport - within the footprint of the homeowner's lot: All maintenance and repairs, inclusive of termite treatment and related damage | x | |
| 32. | Garage and Carport Roofs Units 1, 1A, 2, 3, 4, 5, 6, 8 & 9 | | x |
| 33. | Garage and Carport Roofs Units 7, 10, 11, 12 & 14 | x | |
| 34. | Garbage Disposal | x | |
| 35. | Gas Lines from Meter into House, Inside House | x | |
| 36. | Glass | x | |
| 37. | Gutters & Downspouts - components above ground | x | |
| 38. | House Doors - All Components | x | |
| 39. | Insulation | x | |
| 40. | Landscaping - Common Area | | x |
| 41. | Landscaping - Enclosed Yards/Patio | x | |
| 42. | Lighting Fixtures - Common Areas | | x |
| 43. | Lighting Fixtures - Homeowner Controlled | x | |
| 44. | Linoleum & Vinyl Flooring - Inside Dwelling Units | x | |
| 45. | Owner Installed Improvements | x | |
| 46. | Painting - Interior | x | |
| 47. | Painting - Exterior, With Scheduled Contract | | x |
| 48. | Plumbing Lines - Interior / owner-modified exterior | x | |

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| 49. | Plumbing Lines – Domestic Water Service in Common Area up to the Association Valve | | x |
| 50. | Pressure Regulators, Owner Shut Off Valve | x | |
| 51. | Railings – Common Areas | | x |
| 52. | Roofs on Dwelling Units – Including Fascia Board | x | |
| 53. | Sewer Lines – Exterior up to the Association Cleanout* | | x |
| 54. | Sewer Lines – Interior Dwelling to the Association Cleanout ¹ | x | |
| 55. | Slab (Including Patio Slabs) | x | |
| 56. | Spraying for Household Pests (Ants, Fleas, etc.) | x | |
| 57. | Spraying for Landscape Pests – Common Area | | x |
| 58. | Stucco Repair & Replacement | | x |
| 59. | Termites (wood-destroying pests and organisms) and related damage | x | |
| 60. | Toilets – Wax Ring, Fixtures & Components | x | |
| 61. | Water Heaters | x | |
| 62. | Water Softeners | x | |
| 63. | Water Intrusion Damage – HOA-maintained failure ² | | x |
| 64. | Water Intrusion Damage – Owner-maintained failure ³ | x | |
| 65. | Waterproofing – Sealing Walls, Foundations, Window Calking, Patio Walls, etc. | x | |
| 66. | Window and Door – Glass, Flashing/Waterproofing, Frames, Hardware | x | |
| 67. | Window and Slider Screens | x | |
| 68. | Wiring – Telephone, TV, Internet | x | |

¹ See also OCA Root Invasion Policy

² See also OCA Water Intrusion Policy

³ See also OCA Water Intrusion Policy