

EXHIBIT "D" - 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 X, Section 3 of the Declaration.

Component(s)	Owner	Assoc
Air Conditioning System - Each Dwelling Unit	X	
Appliances - Built-in	X	
Appliances - Free Standing	X	
Bearing Walls, Non-bearing Walls, Studs, Frames, Tie-Downs, other structural items	X	
Carpeting - in Dwelling Units	X	
Carport Structure (excluding homeowner improvements)		X
Carport/Driveway/Parking Space - Concrete and Asphalt Surfaces		X
Caulking - Exterior (during regular scheduled painting, exclusive of window glazing and homeowner additions)		X
Caulking - Interior	X	
Common Area Improvements		X
Crawl Spaces in Attic (including personal contents)	X	
Doorbell - All Components	X	
Drainage Systems (e.g. ditches, catch basins)		X
Drains - Bathtubs, Showers, Sinks	X	
Drains - Curb		X
Drains - Yards		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	
Exhaust Fans	X	
Exterior Faucets, Handles, Washers	X	
Exterior Lighting Fixtures (Common Area)		X
Fences - Exclusive Use Area, Divider Fences	X	
Fireplace - Chimney - Exterior and Spark Arrestor	X	
Fireplace - Chimney Flue	X	
Fireplace - Chimney - Interior – Cleaning	X	
Fireplace - Fire Brick (fire box - ceramic brick walls of fireplace)	X	
Fireplace - Mantlepiece, Trim and Facing	X	
Floor Coverings - Carpet, Vinyl and Tile	X	
Front Entry Landings	X	
Furnace - Dwelling Unit Systems	X	
Garage Door Openers	X	
Garage Doors, Hardware - Exclusive Use	X	

Garage Roofs (except Units 7, 10, 11, 12 & 14)		X
Garage Roofs - Units 7, 10, 11, 12 & 14	X	
Garbage Disposal	X	
Gas Lines From Meter into House, Inside House	X	
Glass	X	
Gutters & Downspouts (including extensions added by Owner)	X	
House Doors - All Components	X	
Insulation	X	
Landscaping - Common Areas		X
Landscaping - Enclosed Back Yards/Patio	X	
Lighting Fixtures - Common Areas		X
Lighting Fixtures - Homeowner Controlled	X	
Linoleum & Vinyl Flooring - Inside Dwelling Units	X	
Owner Installed Improvements	X	
Painting – Interior	X	
Painting - Exterior, With Scheduled Contract		X
Plumbing Lines - Interior Dwelling Unit	X	
Plumbing Lines - Domestic Water Service in Common Area up to the Association Valve		X
Pressure Regulators, Owners Shut Off Valve	X	
Railings - Common Ground		X
Roofs - Roofing Components Including Fascia Board	X	
Sewer Lines - Exterior up to Association Cleanout		X
Sewer Lines - Interior Dwelling to the Association Cleanout	X	
Slab (Including Patio Slabs)	X	
Spraying for Household Pests (Ants, Fleas, Termites, etc.)	X	
Spraying for Landscaping Pests - Common Area		X
Stucco Repair & Replacement		X
Toilet - Wax Ring	X	
Toilets - Fixture & Components	X	
Trim - Wood - Exterior - Maintenance & Replacement (including access vents) (excluding windows, window moldings & frames)		X
Wallpaper/Paneling	X	
Water Heater – Individual	X	
Water Heater - Laundry Room	X	
Water Softeners	X	
Window and Door Glass	X	
Window and Slider Screens	X	
Window Flashing/Waterproofing	X	
Window Frames	X	
Window Hardware	X	
Wiring - Electrical - From Meter to Interior	X	
Wiring – Telephone	X	
Waterproofing - Sealing Walls, Foundations, Window Caulking, Patio Walls, etc.	X	