

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.
Air conditioning System - Each Dwelling unit	X	
Appliances - Built-in & Free Standing	X	
Bearing walls, Non-bearing Walls, Studs, Frames, Tie-downs, other Structural items	X	
Cement block walls in units 8 & 9		X
Carpeting - in Dwelling Units	X	
Driveways/Parking Space - Concrete and Asphalt surfaces in Common Area		X
Caulking - Exterior (during regular scheduled painting, exclusive of window glazing and homeowner additions)		X
Calking - 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, and all below ground components)		X
Drains - Bathtubs, Showers, Sinks	X	
Drains - Curbs & Yards		X
Dryer Vents - Cleaning & 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 - From Meter to Interior & all inside house	X	
Exhaust Fans	X	
Fences & Gates - Exclusive Use Area, Divider fences	X	
Fireplace & Chimney	X	

Front Entry Landings in Common Area		X
Front Entry Landings on Lot	X	
Furnace - Dwelling Unit Systems	X	
Garage Door Openers & Hardware	X	
Garage/Carport - Common Area Private Use: All structural components		X
Garage/Carport - Common Area Private Use: Homeowner interior changes	X	
Garage/Carport - within the footprint of the homeowner's lot: Exterior stucco and painting		X
Garage/Carport - within the footprint of the homeowner's lot: All maintenance and repairs	X	
Garage and Carport Roofs Units 1, 1A, 2, 3, 4, 5, 6, 8 & 9		X
Garage and Carport Roofs Units 7, 10, 11, 12 & 14	X	
Garbage Disposal	X	
Gas Lines From Meter into House, Inside House	X	
Glass	X	
Gutters & Downspouts - components above ground	X	
House Doors - All Components	X	
Insulation	X	
Landscaping - Common Area		X
Landscaping - Enclosed 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 / owner-modified exterior	X	
Plumbing Lines - Domestic Water Service in Common Area up to the Association Valve		X
Pressure Regulators, Owner Shut Off Valve	X	

Railings - Common Areas		X
Roofs on Dwelling Units - Including Fascia Board	X	
Sewer Lines - Exterior up to the Association Cleanout*		X
Sewer Lines - Interior Dwelling to the Association Cleanout ¹	X	
Slab (Including Patio Slabs)	X	
Spraying for Household Pests (Ants, Fleas, Termites, etc.)	X	
Spraying for Landscape Pests - Common Area		X
Stucco Repair & Replacement		X
Toilets - Wax Ring, Fixtures & Components	X	
Water Heaters	X	
Water Softeners	X	
Water Intrusion Damage - HOA-maintained failure ²		X
Water Intrusion Damage - Owner-maintained failure ³	X	
Waterproofing - Sealing Walls, Foundations, Window Calking, Patio Walls, etc.	X	
Window and Door - Glass, Flashing/Waterproofing, Frames, Hardware	X	
Window and Slider Screens	X	
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