

EXHIBIT A - ALLOCATION OF MAINTENANCE RESPONSIBILITIES

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITY CO.		
	A	O	U
CONDOMINIUM UNIT			
Exterior painting of front door (Association must approve color of paint)		X	
Exterior painting of front door frame (Association must approve color of paint)		X	
Interior painting of front door		X	
Hardware, weather stripping and fixtures of all doors		X	
Replacement of front door and door frame		X	
Interior painting of condominium unit		X	
Repair and replacement of window screens		X	
Repair and replacement of patio door screens		X	
Repair and replacement of windows, glass and sliding doors		X	
Repair and replacement of patio doors and glass		X	
Painting outside walls (stucco)	X		
Painting outside trim of unit	X		
Repair, replacement and maintenance of outside walls and trim	X		
Interior wall paint and coverings		X	
Interior floor coverings		X	
Unit roof repair and replacement	X		
Upkeep, repair and replacement of all residential building footings, foundations / slabs	X		
Faucets - exterior of unit		X	
Faucets - interior of unit		X	
Light fixtures, wiring, and bulbs - interior and exterior of unit		X	
Skylights		X	
Patio security lights and address lights		X	
Mailboxes		X	
HVAC system and water heaters		X	

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REAR PATIOS			
Upkeep, repair and replacement of patio concrete slab		X	
Upkeep, repair and replacement of owner installed patio wall between unit and common area		X	
Maintenance and upkeep of shrubs and landscaping		X	
Watering, maintenance and upkeep of owner provided plants		X	
Maintenance and upkeep of irrigation system within patio		X	
Faucets in rear patio area		X	
ENCLOSED PATIOS			
Upkeep, repair and replacement of enclosed patio concrete slab		X	
Upkeep, repair and replacement of gate to enclosed patio (except painting) (Note: Gate must be solid metal, not mesh or see-through)		X	
Painting of gate to enclosed patio	X		
Watering, maintenance and upkeep of plants, trees, shrubs and related irrigation system		X	
Faucets in front patio area		X	
UTILITIES			
Electrical service up to and including the electric meter			X
Electrical distribution from the meter to and within the unit		X	
Gas service up to and including the gas meter			X
Gas distribution from the meter to and within the unit		X	
Water distribution up to and including the water meter			X
Water distribution from the water meter up to the connection with the unit shut-off valve or, if none, to the first pipe connection to the unit, excluding any pipes under the slab, footings or foundations	X		
Water distribution from the unit shut-off valve or, if none, from the first pipe connection to the unit and within the unit, as well as including any pipes under the slab, footings, or foundations		X	
Telephone and telephone wires (either telephone company or owner)		X	X
Cable TV (either cable TV company or owner)		X	X

DESCRIPTION OF AREA	A=ASSOCIATION; O=OWNER; U=UTILITY CO.		
	A	O	U
UTILITIES (continued)			
Sewer System line breaks outside the Residential Unit, but not including any pipes under the slab, footings, or foundations	X		
Sewer System line breaks within the Residential Unit, as well as below or above the slab, footings, and/or foundations		X	
Sewer System line stoppages (unless caused by roots of trees in common are)		X	
Sewer System line stoppages caused by roots of trees in common area	X		
APPLIANCES RELATED TO THE CONDOMINIUM UNITS ONLY			
Upkeep, repair and replacement of furnace		X	
Upkeep, repair and replacement of air conditioner		X	
Maintenance, repair and replacement of air duct system		X	
Upkeep, repair and replacement of dishwasher		X	
Upkeep, repair and replacement of kitchen stove		X	
Upkeep, repair and replacement of kitchen and bath cabinets		X	
Upkeep, repair and replacement of plumbing fixtures and connections to water and sewer system		X	
Upkeep, repair and replacement of bathtubs, shower stall, shower pans, bath and shower tile		X	
COMMON AREA PROPERTY AND LANDSCAPING			
Landscaping within common area but excluding landscaping in any exclusive use common area	X		
Upkeep, repair and replacement of swimming pools and spas, including dressing rooms, laundry rooms, and equipment storage areas and facilities	X		
Irrigation system - common area only (not exclusive use common area)	X		
Asphalt streets, drives, alleys, parking areas and spaces	X		