

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 willful misconduct of any party. Unless otherwise specifically indicated below, the assignment of responsibility includes maintenance, repair, replacement and painting (if painting is applicable).

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	X	
Appliances - Built In	X	
Appliances - Freestanding	X	
Attic/Crawl Space	X	
Carpeting	X	
Caulking - Exterior/Interior of Residence	X	
Ceilings	X	
Common Area		X
Doorbell - Exterior Components/Button Switch	X	
Doorbell - Interior Components; Wiring	X	
Doors - Entry - Frame and Door	X	
Doors - Entry - Locks and Hardware	X	
Doors - Entry - Painting - Exterior Surface	X	
Doors - Entry - Painting - Interior Surface	X	
Doors - Entry - Weatherstripping/Waterproofing	X	
Doors - Interior	X	
Drainage Systems - Common Areas - Surface and Subsurface (e.g., ditches, catch basins, etc.)		X

COMPONENT(S)	OWNER	ASSN.
Drains - Bathtubs, Showers, Sinks	X	
Drains - Curb		X
Drains - Patio/Balcony	X	
Drains - Storm - Common Area		X
Driveways - Common Area - Concrete and Asphalt Surfaces		X
Driveways - Residence/Lot - Concrete and Asphalt Surfaces	X	
Dryer Vents - Cleaning and repair	X	
Drywall - Residence/Lot - Repair and Replace	X	
Electrical - Circuit Breaker, Panel, Sockets, Switches, Wall Plates, Wiring, etc. - Residence/Lot	X	
Electrical - Circuit Breaker, Panel, Sockets, Switches, Wall Plates, Wiring - Common Areas		X
Exhaust Fans - Residence/Lot	X	
Exterior Common Area Facilities/Building Surfaces		X
Exterior Residence Surfaces		X
Exterior Faucets, Handles, Washers - Residence/Lot	X	
Exterior Faucets, Handles, Washers - Common Area		X
Fences - Common Area		X
Fences - Residence/Lot	X	
<u>Fences - Between Residence/Lot and Common Area</u>	<u>X</u>	
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	
Floors - Residence/Lot	X	
Floor Covering (i.e., carpet, tile, vinyl, wood, etc.)	X	

COMPONENT(S)	OWNER	ASSN.
Foundation/Slab	X	
Front Entry Landings	X	
Furnace - Residence Systems	X	
Garage	X	
Garage Door - Replacement	X	
Garbage Disposal	X	
Garbage Pick-Up/Trash Service - Common Area		X
Gas Lines — <u>Serving</u> Common Area		X
Gas Lines - Residence/Lot	X	
Glass - Pool/Common Area		X
Glass - Windows/Doors, including frame and tracks	X	
Gutters and Downspouts	X	
Hose Bibs - Common Areas		X
Hose Bibs - Residence/Lot	X	
Insulation - Residence/Lot	X	
Landscaping - Common Areas		X
Landscaping - Residence/Lot - Hardscape, Plant Materials and all Improvements installed on Owner's Lot	X	
Lighting Fixtures - Common Areas - Exterior/Interior		X
Lighting Fixtures - Residence/Lot - Exterior/Interior	X	
Mailbox - <u>Box</u> — Box and Lock	<u>X</u>	<u>X</u>
<u>Mailbox – Locks and Hardware</u>	<u>X</u>	
<u>Painting—Residence/Lot—Exterior</u>		<u>X</u>
Painting - Residence/Lot— <u>Interior</u>	X	
Painting - Common Areas - Exterior/Interior		X
Parking Space - Common Areas - Concrete and Asphalt Surfaces		X

COMPONENT(S)	OWNER	ASSN.
Patio/Balcony - Residence/Lot - Cleaning, Maintenance, Painting and Repairs	X	
Plumbing - Common Areas - Exterior/Interior - Fixtures and Lines		X
Plumbing Fixtures - Residence/Lot - Exterior/Interior - Toilets, Tubs, Sinks, Faucets, etc.)	X	
Plumbing Lines - Residence/Lot - Exterior/Interior	X	
Pool - Common Area - Pool Building, Spa, Equipment		X
Pool - Residence/Lot - Spa, Equipment, etc.	X	
Pressure Regulators	X	
Roof Shingles/Tiles	X	
Roof Underlayment	X	
Roof Vents	X	
Sewer Backups - Common Area		X
Sewer Lines - Common Area		X
Sewer Lines - Residence/Lot	X	
Sidewalks - Common Areas		X
Skylights		X
Slab	X	
Sliding Door Flashing/Waterproofing	X	
Sliding Door Frames and Tracks	X	
Sliding Door Glass	X	
Sliding Door Hardware	X	
Sliding Door Screens	X	
Spraying for Pests (ants, fleas, etc.) - Residence/Lot - Exterior/Interior	X	
Spraying for Pests (ants, fleas, etc.) - Common Areas - Exterior/Interior and Landscaping		X
Streets - Common Area - Private Streets and Walkways		X

COMPONENT(S)	OWNER	ASSN.
Stucco Painting/Coloring - Residence/Lot	X	
Stucco Repair and Replacement - Residence/Lot	X	
Termites - Common Areas - Exterior/Interior		X
Termites - Residence/Lot - Exterior/Interior	X	
Trim - Residence/Lot - Exterior/Interior - Maintenance, Replacement and Painting	X	
Walls - Residence/Lot - Exterior/Interior - Bearing, Non-Bearing, Studs, Frames, Tiedowns, Other Structural Items	X	
Walls - Common Areas - Exterior/Interior		X
Wallpaper/Paneling - <u>Residence/Lot</u>	X	
Water Heater - Common Area		X
Water Heater - Residence/Lot	X	
Window Flashing, Frames, and Hardware	X	
Windows - Glass and Screens	X	
Wiring - Cable TV	X	
Wiring - Common Area - Electrical		X
Wiring - Residence/Lot - Electrical	X	
Wiring - Telephone	X	