

EXHIBIT A

CHART OF MAINTENANCE RESPONSIBILITIES

The Cliffs at Iron Valley, a Planned Community

This chart and the titles and headings used herein are not intended to describe or encompass every maintenance function or to delineate all respective responsibilities between the Unit Owners, severally, and the Association. The placement of responsibility under any specific column does not necessarily coincide with the actual ownership of the component. The Unit deed determines ownership. In some cases, maintenance responsibility may be allocated to the Association to ensure consistency, uniformity and quality of repair and to protect community health and safety. In other cases, the Executive Board is able to determine whether maintenance is performed by a Unit Owner or the Association. Where maintenance, repair or replacement is required due to the negligent or wrongful act or omission of a Unit Owner (or such Unit Owner's family, tenants, employees, agents, visitors, guests or pets), the Association will perform the necessary maintenance at the sole expense of the Unit Owner. Capitalized terms used but not defined in this Exhibit shall have the meaning(s) given to such term(s) in the Declaration, Rules and Regulations, and Bylaws.

Item/Improvement/Responsibility	Association	Unit Owner
Common Facilities and Improvements Therein		
Community Amenities, if and when constructed	X	
Landscaping of Common Facilities (all mowing, pruning, mulching, cleaning, and replacement of lawn areas, shrubs, trees, meadows, and other landscaping within or adjacent to the Common Facilities)	X	

Maintenance, repair, and replacement of (as well as inspection, monitoring, long term operation and maintenance, performance of BMPs, and reporting with respect to) Stormwater Management Facilities within the Common Facilities	X	
Item/Improvement/Responsibility	Association	Unit Owner
Streets		
Snow/ice removal	X	
Cleaning/repair/replacement	X	
Maintenance (including pruning and mulching) of landscaped and vegetative strips adjacent to streets	X	
Contributions on behalf of the Community for the Community's share of Maintenance of Iron Valley Drive, as determined in accordance with the Iron Valley Easement Documents	X	
Sidewalks/Curbs		
Sidewalks and curbs adjacent to a Unit – cleaning/repair/replacement		X
Sidewalks adjacent to a Unit – snow/ice removal		X

Sidewalks adjacent to Common Facilities or not otherwise adjacent to a Unit– Cleaning/repair/replacement and snow and ice removal	X	
Stormwater Management Facilities, Drainage Easement Areas, and Swales on a Unit		
Maintenance of Stormwater Management Facilities, including drainage easements and stormwater easements, on a Unit (excluding routine mowing to the extent permitted under the PCSM Documents)	X	

Item/Improvement/Responsibility	Association	Unit Owner
Mowing of Stormwater Management Facilities on a Unit		X
Regrading and structural modifications; repairs; and replacements of Stormwater Management Facilities, including those identified as BMP(s)	X	
Performance of regular maintenance, pruning, and trimming, as well as performance of all BMPs and long-term operation and maintenance, if applicable, with respect to street trees within the Community, including those located on or adjacent to a Unit, as identified on any Approved Plan or PCSM Plan	X	
Performance of best management practices (BMPs), and all long-term operation and maintenance procedures with respect to any Stormwater Management Facilities identified as BMPs, in accordance with the PCSM Plan and any Approved Plan	X	
Inspections and reporting obligations with respect to all Stormwater Management Facilities, including those identified as BMPs	X	

Maintenance, repair, replacement, reconstruction, inspection, and/or monitoring of Stormwater Management Facilities which exclusively serve a Unit (as well as construction of any Stormwater Management Facilities exclusively serving a Unit which are not initially constructed by Declarant or Builder)		X
All Units and Improvements Therein		
Maintenance of all Unit improvements (Dwelling, decks, sheds, fences, driveways, sidewalks, etc.)		X
Driveway resealing, resurfacing, repair, and replacement		X

Item/Improvement/Responsibility	Association	Unit Owner
Snow/ice removal from driveways, sidewalks, and entranceways		X
Pest control/extermination		X
Landscaping		
• Bed cleaning and weeding		X
• Mowing of Units (including mowing within easement areas located on a Unit)		X
• Shrub and tree pruning (except as otherwise set forth in the Community Documents)		X
• Fertilizing and weed control		X
• Insect control		X
• Mulching		X

• Leaf removal		X
• Replacement of lawn areas, shrubs, trees (other than street trees), and other landscaping on a Unit		X
Trash removal		X
Maintenance of Conservation Area(s) located on a Unit		X

Lighting		
Street lights (and electricity to same) to the extent not owned and maintained by the service provider	X	
Post lamps on a Unit (as may be identified on any Approved Plan)		X
Utility Lines and Infrastructure		
Non-dedicated (lateral) utility lines (sewer, water, electric, cable) serving a Unit		X
Utility lines (sewer, water, electric, cable) serving more than one Unit (to the extent not dedicated pursuant to the Declaration or otherwise owned and maintained by the service provider)	X	
Mailboxes		
Maintenance, repair, and replacement of cluster Mailboxes	X	
Rekeying of Mailboxes		X
Item/Improvement/Responsibility	Association	Unit Owner
Insurance		

Blanket policies covering property damage to and injuries occurring upon or in connection with the use of the Common Facilities and Controlled Facilities, if reasonably available, and the Association's liability obligations	X	
Association Officer/Director's liability insurance	X	
Unit Owner policies – property damage covering the Unit and improvements thereon or owned by a Unit Owner and located elsewhere in the Community (including coverage for Controlled Facilities on a Unit and not insured by the Association)		X
Signs		
Entrance sign(s) for Community, as well as all landscaping and decorative features adjacent thereto	X	
Directional signage within the rights-of-way not dedicated to the Municipality	X	