

# EXHIBIT "A"

## MAINTENANCE RESPONSIBILITY CHART FOR WOODHAVEN CONDOMINIUMS

<u>Items</u>	<u>Association Responsibility</u>	<u>Unit Owner Responsibility</u>
1. Grounds, including all landscaped and paved balconies, areas and improvements thereon lying outside the re- main walls of the Building.	All except as noted. mainte-	Cleaning and routine nance of patios, and Limited Common appurtenant to the Unit; placement or maintenance of plantings and improvements on the patios and balconies.
Building, exterior, roof, vertical walls, foundations.	All aspects.	None.
Unit doors (front and rear).	Painting and repair of ex- terior of door and portions of door frame which are not exposed to interior of Unit.	Unit side of door, all door hardware, weatherstripping and doorsill.
4. Windows.	Exterior paintings, caulking and glazing only.	Routine cleaning, inter- rior caulking and sealing, repair of windows and window mechanisms and replacement of broken panes.
5. Plumbing and sewer lines.	Repairs to portions of plumbing and sewer lines outside of the boundaries of a Unit (including plumb- ing and sewers serving only one Unit) except when caused by the occupants of a Unit. Damage to a Unit occasioned by causes initially occurring outside of the Unit (but not conse- quential damages such as to furniture, clothing or other personal items).	All portions within a Unit serving only that Unit in- cluding fixtures and appli- ances attached thereto. Damage to a Unit originat- ing from causes initially occurring within the Unit that are the responsibility of the Unit Owner.

Items

Association  
Responsibility

Unit Owner  
Responsibility

Electrical and related systems.

All except electrical and related systems serving only one Unit or included within the interior of the Unit, except as otherwise noted. Damages to a Unit occasioned from sources outside of the Unit originating from electrical systems and components, the maintenance responsibility of which is the Association's (but not consequential damages such as to furniture, clothing or other personal items).

All portions within a Unit serving only that Unit including fixtures and appliances attached thereto and the portions of the electrical and related systems included within the Unit. Damage to a Unit occasioned by causes initiating within the Unit from electrical and related systems, the maintenance of which is the responsibility of the Unit Owner.

Heating and cooling systems.

All except heating and cooling systems serving only one Unit or included within the interior of the Unit, except as otherwise noted. Damages to a Unit occasioned from sources outside of the Unit originating from heating and cooling systems, the maintenance responsibility of which is the Association's (but not consequential damages such as to furniture, clothing or other personal items).

All portions within a Unit serving only that Unit, including the portions of the heating and cooling systems included within the Unit. Damage to a Unit occasioned by causes initially within the Unit from heating and cooling systems, the maintenance of which is the responsibility of the Unit Owner.

Attics.

All aspects.

None.

9. Storage.

All, except individual storage spaces which are Limited Common Elements, if any.

Routine cleaning of individual storage spaces.

<u>Items</u>	<u>Association Responsibility</u>	<u>Unit Owner Responsibility</u>
10. Swimming pools, clubroom, and surrounding General Common Elements.	All aspects.	None.
11. Designated parking spaces	All aspects.	None.

Notes: THE ITEMS ON THIS CHART ARE INTENDED TO REPRESENT  
EXAMPLES ONLY AND ARE NOT INTENDED TO BE ALL INCLUSIVE.  
FOR INFORMATION CONCERNING OTHER ITEMS NOT INCLUDED  
HEREON OR FOR FURTHER ELABORATION WITH REGARD TO THE  
ITEMS INCLUDED HEREON, REFERENCE IS MADE TO THE  
DECLARATION AND BYLAWS OF THE ASSOCIATION WHICH ARE IN  
ALL THINGS CONTROLLING.