

PRAIRIE RIDGE CONDOMINIUM ASSOCIATION
Maintenance Responsibility Matrix

ITEM	Maintenance Service Needed	RESPONSIBILITY			EXPENSE FUNDING		
		OTHER	Association	Individual Homeowner	Operating Expense	Reserve Expense	Owner Assessment
Air Conditioner							
Caulking - Exterior	Exterior Repair		x		x		
Columns at Unit Entry	Repair		x				x
	Replacement		x				x
Columns, Girders, Beams and Supports	Repair		x		x		
	Replacement		x			x	
Door - Front Entry (exterior)	Frames		x				x
	Glass		x				x
	Hardware		x				x
	Paint		x				x
Door - Storm	Frames			x			
	Glass			x			
	Hardware			x			
	Paint			x			
Door - Patio (exterior)	Frames		x				x
	Glass/Screen		x				x
	Hardware		x				x
	Paint		x				x
Driveways - Common ("Finger Streets")	Sealcoat		x		x		
	Replacement		x			x	
	Repair		x		x		
Driveways - Unit	Sealcoat		x				x
	Replacement		x				x
	Repair		x				x
Dryer Vents	Repair		x				x
	Replacement		x				x
Exterior Lights	Fixtures ~ Repair		x				
	Fixtures ~ Replace		x		x		
	Bulbs ~ Garage		x	x		x	
	Bulbs ~ Deck/Patios		x	x			
	Bulbs ~ All Others		x	x			
Extermination - Common Elements			x		x		
Extermination - Unit				x			
Garage Doors	Painting ~ Interior			x			
	Painting ~ Exterior		x				x
	Replacement ~ Section		x				x
	Replacement ~ Full Door		x				x
	Mechanical Components		x				x
	Door ~ Openers			x			
	Door ~ Accessories			x			
	Interior Door Seal			x			
Gutters and Downspouts	Cleaning		x		x		
	Repair		x		x		
	Replacement		x			x	

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FINAL

ITEM	Maintenance Service Needed	RESPONSIBILITY			EXPENSE FUNDING		
		OTHER	Association	*Individual Homeowner	Operating Expense	Reserve Expense	Owner Assessment
Landscaping	Maintenance		X		X		
	Plant Replacement		X			X	
Meter Room	Repair		X		X		
	Replacement		X			X	
Patio	Repair		X				X
	Replacement		X				X
Privacy Fences (between patios, on porches/front entry)	Repair		X				X
	Replacement		X				X
Roof	Repair		X				X
	Replacement		X		X		
Siding Trim	Repair		X		X		
	Replacement		X		X		
Streets (public)	Sealcoat	CITY				X	
	Replacement	CITY					
Unit Numbers	Repair	CITY					
	Replacement		X		X		
Utility Lines	Water ~ in Common Elements		X		X		
	Water ~ within Unit			X			
	Sewer ~ in Common Elements		X		X		
	Sewer ~ within Unit			X			
	Gas ~ in Common Elements		X		X		
	Gas ~ within Unit			X			
	Electricity ~ in Common Elements		X		X		
	Electricity ~ within Unit			X			
Windows	Frames		X				X
	Glass/Screen Hardware		X				X

*Individual Owner Responsibility items are to be handled directly and paid for directly by individual owners.

Pursuant to Article V, Section 2 of the Declaration, any Common Expense benefiting fewer than all of the Units may be assessed exclusively against the Unit(s) benefited, and any Common Expenses related to maintenance, repair and replacement of Limited Common Elements may be assessed equally against the Units to which those Limited Common Elements are assigned. "If there are substantially similar Limited Common Elements assigned to all Units and the Association performs substantially similar maintenance, repairs or replacements on all of the similar Limited Common Elements, the Association may allocate the total cost equally among all Units."

Pursuant to Section 15.1 of the Declaration, "[T]he Board may, pursuant to Section 14(a), Article III of the Bylaws, adopt rules and regulations obligating Owners to water and otherwise maintain trees, shrubs and other landscape plantings near the Owner's Unit."

This matrix is intended as a guide. In the event of a conflict between this matrix and the Declaration, the terms of the Declaration shall take precedence.

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