

EXHIBIT C

MAINTENANCE ALLOCATION CHART

ITEM	HOA	OWNER	NOTES
GENERAL NOTE			Shared items are to be resolved between the Owners involved in use of the item.
A/C Pad & Unit		X	
Address Numbers		X	
Attic		X	
Backyard	X	X	Backyards will be maintained by the HOA unless they are not accessible. When not accessible, Owners will be required to maintain them.
Cable/Satellite TV		X	Satellite dishes may only be placed on the roof and shall be professionally installed. All wires shall be neat and hidden.
Ceiling and Sheetrock		X	
Cement Flatwork: - Sidewalks - Front walkways to Living Unit - Driveway - Front and Back Stairs - Back Patio	X	X X X X	
Circuit Breakers for Living Units		X	If breaker box is shared among Living Units, costs to maintain or replace the breaker box shall be shared among those owners.
Common Area amenities	X		
Common Area Electrical	X		
Common Area Signage	X		
Common Area Trash Cans	X		
Communications wiring (Living Unit)		X	
Door and Door Frames - Exterior		X	
Door and Door frames - Interior		X	
Door Hardware/ Doorbell		X	
Downspouts (including extensions)	X		
Dryer Vent Cleaning		X	
Electrical Wiring/Panel		X	
External Item Installed by Owner		X	
Exterior Stucco Wall Finishes (Rock/Stucco/Siding, etc.)	X		Includes exterior window casings and trim
Exterior Shutters	X		
Fences – perimeter of Project not installed by or benefitting a Living Unit	X		
Fences installed by or benefitting a Living Unit		X	Costs shared by Owners who installed or who benefit from the fence
Fireplace, Flue, & Vent Pipes – Cleaning & Repair		X	
Floor Coverings		X	
Foundations	X		

Furnace		X	
Gas Pipes (Serving a single Living Unit)		X	
Handrails (front and back)		X	
Hose Bib/Faucet/Spigot on or serving a Living Unit or Lot		X	
Hot Water Heater		X	
Insurance Coverage – Property (attached buildings)	X		
Insurance Coverage - HO6 Policy		X	
Insurance Coverage - Loss Assessment		X	
Insurance Deductible	X	X	Deductible assessed to Owners pro-rata according to losses. HO6 deductible is Owner's responsibility. Association responsible for deductible on Common Areas.
Landscaping and Sprinkler Systems in Common Area	X		Unless an Owner has made them inaccessible to the Association
Lighting (front porch, patio) fixtures & bulbs		X	
Living Unit Interiors		X	Includes personal property, appliances, window treatments / blinds, any and all upgrades, and regular maintenance.
Living Unit Signage		X	
Mailboxes (community)	X		Unless maintained by USPS
Paint - Exterior wall surfaces	X		
Paint – Exterior doors, windows, trims, and finishes		X	
Paint - Interior		X	
Pest Control (Common Areas)	X		
Pest Control (Living Units, Lots, and backyards)		X	
Phone Lines		X	
Plumbing Interior Valves, Pressure Regulator		X	Including water valve from main line Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA.
Plumbing Main Line		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – City.
Plumbing Leak		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – City.
Plumbing – Clogging/Stoppage		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – City.
Plumbing Pipes Inside Living Unit		X	
Rain Gutters – clean-out, repair, replacement	X		
Roofs – repair and replacement	X		
Screen Doors		X	
Sewer pipes – serving Living Unit		X	
Sewer pipes - portion to more than one Living Unit	X		Unless the City is responsible
Smoke Alarms; Carbon Monoxide Detectors; Security Systems		X	
Snow Removal – Driveways, Porches, Porch Steps, Front Approach, and Patios		X	Driveway snow removal shall be done by Owners, unless the Board determines that the Association will perform such for any given winter season or time period.
Snow Removal – Road and sidewalks	X		
Storm Drains	X		
Streetlights	X		Unless handled by City or others
Streets	X		

Termites, pests, rodents, insects, etc.		X	
Trash - Waste Removal - Recycling	X	X	
Wall – Bearing Interior Wall		X	
Wall – Partition Interior Wall		X	
Water – Culinary		X	Into Living Unit up to main unit water valve
Water - Landscape	X		Unless metered to the individual unit owner
Weather stripping		X	
Windows – Glass, Screens, frames, boxes		X	
Window Wells		X	Including well coverings

All Living Unit maintenance, repairs, and replacement work is subject to ACC approval as outlined in the Declaration.

Proposed Draft