

MAINTENANCE RESPONSIBILITY CHART

GARDENS AT COVERED BRIDGE CONDOMINIUM

(Taken from Appendix E of Declaration)

"all aspects" includes maintenance, repair, and replacement, as needed

"CE" means Common Element

| COMPONENT OF PROPERTY | ASSOCIATION RESPONSIBILITY ----- AREA OF COMMON RESPONSIBILITY | OWNER RESPONSIBILITY (subject to Association's architectural controls) |
|---|---|--|
| Control access gate at street entrance. (CE) | All aspects. | None. |
| Water detention pond. (CE) | All aspects. | None. |
| Fences, screening walls, and retaining walls around perimeter of property. (CE) | All aspects. | None. |
| Interior asphalt street. (CE) | All aspects. | None. |
| Street lights. (CE) | All aspects. | None. |
| Sidewalks. | All aspects of sidewalks on common elements. (CE) | All aspects of sidewalks on unit. |
| Mailboxes & exterior street addresses or unit numbers. | All aspects. | None. |
| Trash receptacles. | Community dumpster, if any. (CE) | Bags or individual wheeled cans, if used. |
| Fenced yards. | None. | All aspects. |
| Grounds - outside of fenced yards. | All aspects, including irrigation - on CE and units. | None. |
| Roofs. | Felt, shingles, and metal flashing, only. | All other aspects, except those noted for Association, including decking + roof trusses. |
| Gutters and downspouts. | All aspects. | None. |
| Roof-mounted attachments. | None. | All aspects. |

| COMPONENT OF PROPERTY | ASSOCIATION RESPONSIBILITY ----- AREA OF COMMON RESPONSIBILITY | OWNER RESPONSIBILITY (subject to Association's architectural controls) |
|--|---|---|
| Exterior vertical walls of buildings, other exterior features of buildings not specifically listed in chart. | Periodic re-painting or re-staining of painted or stained surfaces. | All other aspects, except those noted for Association, including stone, stucco, fascia board, wall studs, and insulation. |
| Building foundations, patio slabs, and A/C slabs. | None. | All aspects. |
| Concrete driveways. | None. | All aspects. |
| Exterior light fixtures on buildings. | None. | All aspects. |
| Garages. | Roofs and exterior vertical walls, as described above. | All other aspects, except those noted for Association. |
| Fireplaces & chimneys. | None. | All aspects, including firebox, chimney cap, flue & damper, periodical flue cleaning. |
| Skylights. | None. | All aspects, if any. |
| Attics. | None. | All aspects. |
| Insulation & weatherstripping. | None. | All aspects. |
| Townhome interior, including improvements, fixtures, partition walls and floors within unit. | None. | All aspects. |
| Sheetrock in unit (walls and ceilings) & treatments on walls. | None. | All aspects. |
| Exterior doors of units. | None. | All aspects. |

| COMPONENT OF PROPERTY | ASSOCIATION RESPONSIBILITY ----- AREA OF COMMON RESPONSIBILITY | OWNER RESPONSIBILITY (subject to Association's architectural controls) |
|--|---|---|
| Windows of units. | Exterior caulking in connection with periodic exterior painting or staining. | All other aspects, except those noted for Association, including window frames, screens, locks, glass panes, glazing, and caulking. |
| Water, wastewater, electrical lines & systems. | All aspects of common lines & systems, none for those serving units. | All aspects of lines, pipes, fixtures, and appliances serving only that unit. |
| Heating and cooling systems & water heaters. | None. | All aspects. |
| Intrusion alarms smoke/heat detectors, monitoring equipment. | None. | All aspects. |
| Cable for television or internet | Standards for location and appearance of cable and/or conduit. | All other aspects. |
| Television antennas & satellite dishes. | None. | All aspects. |

NOTE 1: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such a component. A skylight is an example of a component that may or may not be on a building.

NOTE 2: If the owner is responsible for a component of the building that is shared with the other townhomes in the building, such as roof trusses and the foundation, the responsibility is shared. If the owners of the townhomes in the building cannot agree on an equitable division of the costs based on the circumstances, the expenses will be divided evenly among the townhomes in the building. If the owners of the townhomes in a building cannot agree on any aspect of maintenance that requires their joint participation, the matter will be decided by a 3-person ad hoc committee appointed by the board.

NOTE 3: If an owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the owner.

NOTE 4: This Maintenance Responsibility Chart may be revised by the Association, with the approval of owners representing at least a majority of the units in the Property. A revised Chart must be recorded in the Real Property Records of Travis County, Texas.