

Maintenance The Courtyard at the Preserve Homeowners Association, Inc.  
 September 17, 2017

<u>Item</u>	<u>Maintenance Responsibility</u>	<u>Document Reference</u>
<p>All portions of the "Unit".</p> <p><b>Roofs.</b></p> <p><b>Masonry.</b></p> <p><b>Partitions.</b></p> <p><b>Appliances.</b></p> <p>Fixtures and improvements that are intended to serve the Unit exclusively, including <b>walls, floor coverings, interior finish out materials, closets, cabinets, shelving, bathroom and kitchen fixtures, plumbing and appliances, individual lighting, wiring, ceiling materials, interior doors.</b></p> <p>All devices and/or mechanical systems serving only one Unit, including <b>heating, air-conditioning, ventilation systems, plumbing equipment, wiring and conduits</b> (regardless of location).</p> <p><b>Exterior glass surfaces, exterior doors, windows, interior party walls, air conditioning slabs, pads and equipment.</b></p> <p><b>Water heaters.</b></p>	<p>Owner</p>	<p>Declaration 1.1(t)            Declaration 3.6</p>
<p>Limited Common Elements assigned to one Unit.</p> <p><b>Parking spaces designated for Unit.</b></p> <p><b>Sidewalks, balconies, stairs and decks</b> serving exclusively one unit.</p> <p><b>HVAC pads.</b></p> <p><b>Backyard landscaping</b> including maintenance of all grass, shrubbery and trees.</p> <p><b>Attics.</b></p> <p><b>Fences enclosing backyards</b> <i>Unit owners sharing a fence shall bear equal responsibility for maintenance</i></p>	<p>Owner</p>	<p>Declaration 1.1(m)            Declaration 3.6            Declaration, Exhibit "D"</p>

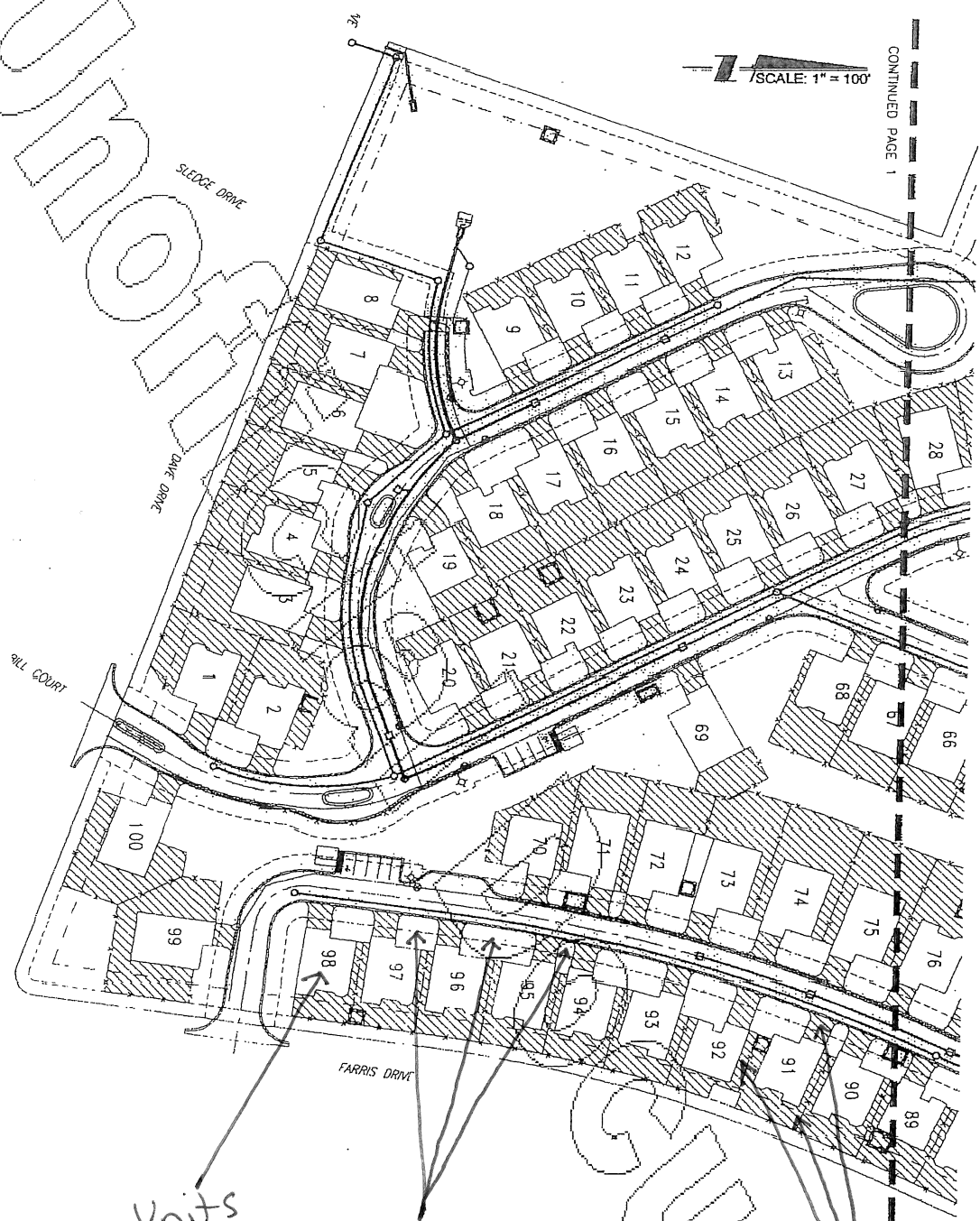
<u>Item</u>	<u>Maintenance Responsibility</u>	<u>Document Reference</u>
<b>Driveways</b> and portions of <b>backyards and sideyards</b> designated as LCE on the map.	Owner	Declaration 1.1(m) Declaration 3.6 Declaration, Exhibit "D"
<b>Electricity and waste water</b> serving a single unit.	Owner	Declaration 3.6
<b>Unit Foundations.</b>	Owner	Declaration 1.1(t) Declaration 1.1(m)
<b>Common Areas</b> as designated on the attached map, including the following: <ul style="list-style-type: none"> <li>• <b>Landscaping and Grounds</b> (except back and side yards assigned to a single unit)</li> <li>• <b>Private Roadways</b></li> <li>• <b>Common Area lighting</b></li> <li>• <b>Common Area repairs and renovations</b></li> <li>• <b>Wrought iron fencing around tree wells</b></li> </ul>	Association	Declaration Exhibit "B" – <i>see attached</i> Declaration 5.3

File Server:CLIENTS:CourtyardAtThePreserve:MaintenanceChart 9-17.doc

UNIT 4

SCALE: 1" = 100'

CONTINUED PAGE 1



Units

Common Area (General)

Limited Common Area (driveways, side yards, back yards)

LEGAL DESCRIPTION:  
 THE COURTYARD AT THE PRESERVE  
 REPLAT OF LOT 26 THRU 67 AND 70  
 THRU 84 OF CARDINAL HILLS UNIT 4,  
 OFFICIAL PUBLIC RECORDS OF TRAVIS  
 COUNTY DOC. NO. 200300265

LEGEND

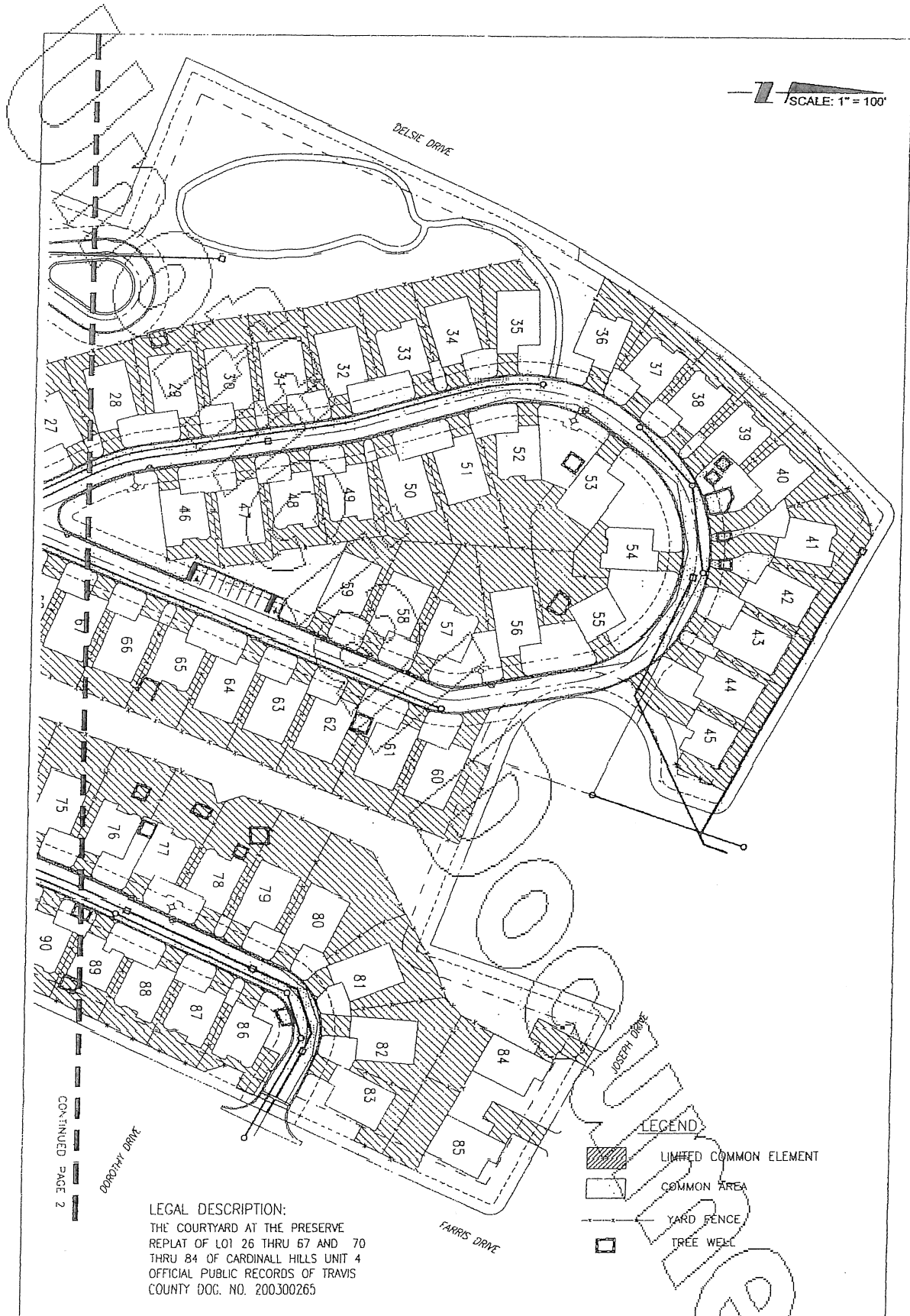
	LIMITED COMMON ELEMENT
	COMMON AREA
	YARD FENCE
	TREE WELL

EXHIBIT B

PLAT OF THE COURTYARD AT THE PRESERVE  
CONDOMINIUM REGIME





UNIT 4

SCALE: 1" = 100'



CONTINUED PAGE 2

LEGAL DESCRIPTION:  
THE COURTYARD AT THE PRESERVE  
REPLAT OF LOT 26 THRU 67 AND 70  
THRU 84 OF CARDINAL HILLS UNIT 4  
OFFICIAL PUBLIC RECORDS OF TRAVIS  
COUNTY DOC. NO. 200300265

- LEGEND
-  LIMITED COMMON ELEMENT
  -  COMMON AREA
  -  YARD FENCE
  -  TREE WELL

### EXHIBIT B

PLAT OF THE COURTYARD AT THE PRESERVE  
CONDOMINIUM REGIME