

**EXHIBIT D**

**OWNER MAINTENANCE, REPAIR AND  
REPLACEMENT RESPONSIBILITY**

ITEM	OWNER RESPONSIBILITY
<b>BUILDING EXTERIOR</b>	
Unit entry doors	Owner shall maintain interior surfaces, and maintain, repair and replace all hardware, glass, lock mechanism and kick plates.
garage doors	Owner shall maintain interior surfaces, and maintain, repair and replace all hardware and glass. Owner shall maintain, repair and replace attendant garage door opener(s).
sliding glass doors, screen doors	Owner shall maintain all portions of sliding glass doors and screen doors, including the lock mechanism.
Windows	Owner shall maintain, repair and replace all portions of the window glass, screens.
air conditioning compressor	Owner shall maintain and repair the air conditioning compressor that exclusively serves Unit.
<b>BUILDING INTERIOR</b>	
Unit	Owner shall maintain, repair and replace all interior doors, interior wall surfaces, drywall, cabinets, floor coverings, ceilings, permanent fixtures, appliances, electrical outlets and switches, toilets, smoke detectors (including periodic testing and replacement of batteries), washing machine water hoses, door frames, and door hardware.
fireplace in the Unit	Owner shall maintain the interior surface of the chimney, the flue, the firebox, and the contents in the firebox.
Garage	Owner shall maintain and repair interior.
water, gas and sewer pipes, water pressure regulator, hot water heater, plumbing outlets and fixtures, furnaces and air conditioning units, ducts (HVAC, dryer, stove, oven), electrical wiring, circuit breakers, electrical outlets and fixtures and all other heating and	Owner shall maintain, repair and replace portions within or which exclusively serve Unit. Owners shall replace light bulbs used in fixtures that obtain electricity from inside the Unit.

ITEM	OWNER RESPONSIBILITY
cooling equipment.	
<b>UTILITIES</b>	
telephone wiring	Owner shall maintain and repair portions within or which exclusively serve Unit.
gas, telephone, and cable television service	Owner responsible for obtaining and having serviced.
electric and gas service	Owner responsible for obtaining and having serviced unless sub-metered.

**ALL MAINTENANCE, REPAIR AND REPLACEMENT TO BE PERFORMED BY OWNERS SHALL BE PERFORMED IN ACCORDANCE WITH THE RESTRICTIONS, DESIGN GUIDELINES AND GOVERNMENTAL AUTHORITIES.**

**UNLESS OTHERWISE SPECIFIED, MAINTENANCE INCLUDES THE OBLIGATION TO KEEP THE SUBJECT ITEM IN A CLEAN, SANITARY AND ATTRACTIVE CONDITION, FREE OF DEBRIS AND REASONABLY PROTECTED FROM DAMAGE SUBJECT TO THE APPROVAL OF THE DESIGN REVIEW COMMITTEE.**

**UNLESS OTHERWISE SPECIFIED, ALL COSTS AND EXPENSES OF MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE BORNE SOLELY BY THE OWNER PERFORMING SUCH MAINTENANCE, REPAIR AND REPLACEMENT.**