






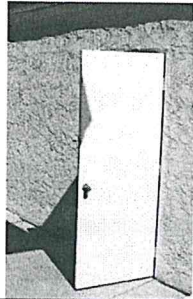

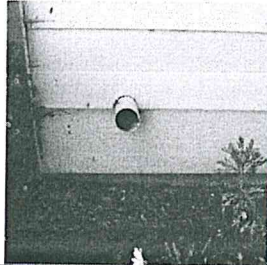
# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Address Sign – Unit	✓		
Address Sign – Condominium building	✓		
Air Conditioner		✓	
Appliances within Unit (built-in & freestanding and all accessories and parts)		✓	
Cabinets		✓	
Ceilings		✓	
Common Area Pest Control	✓		


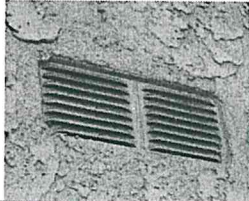
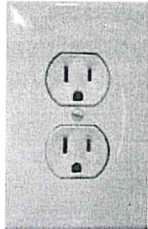
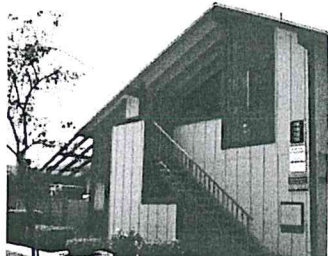
# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Doorbells		✓	
Doors – Front Entry (including doors, screens, components and hardware, such as frames, bolts, locks, etc.)		✓	
Doors – Interior/ to Garage (including, doors, components and hardware, such as frames, tracks, etc.)		✓	
Doors – Patio/Sliding Glass (including glass, components and hardware, such as frames, bolts, locks, etc.)	✓ (tracks only)	✓	
Drainage, Downspouts, Gutters	✓		


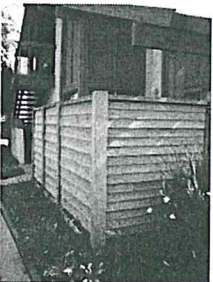

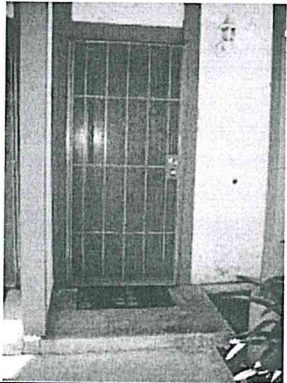
# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Drains (interior tubs, showers, sinks, etc.)		✓	
Dryer Vents	✓		
Electrical Outlets & Switches & Circuit breakers (within Unit/garage)		✓	
Exterior Building Surfaces (stucco/sliding/wood)	✓		

# Windwood Township Condominium Assn.


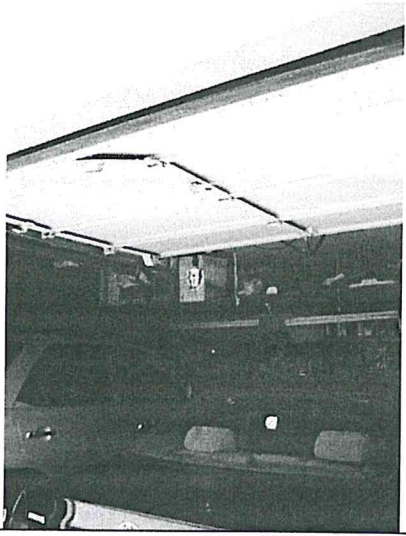

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Fencing – Common Area (wrought iron, wood, masonry)	✓		
Fencing – Patio (wood and masonry)	✓ (Structural repairs)	✓ (Maintain in neat, clean and safe condition)	
Floor Covering (within Unit)		✓	
Foundation	✓		
Front Entry (wood and stucco Improvements)	✓ (Structural Repairs)	✓ (Maintain in neat, clean and safe condition)	
Front Entry Slabs			



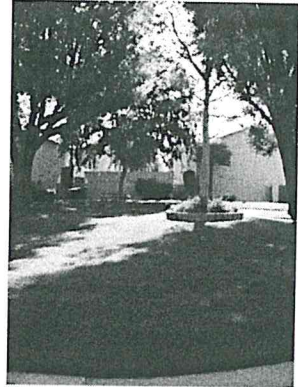


# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Garage – Exterior (surfaces, structural repairs, including doors)	✓		
Garage – Interior (maintenance and repair, incl. opener, springs, rollers, etc.)		✓	
Garage Door Opener (all components)		✓	
Hose Bib (servicing 1 unit)	✓		
Hot Water Heater		✓	

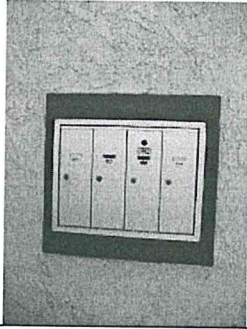
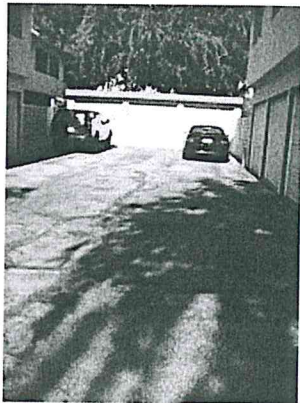
# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Irrigation (Common Areas including sprinklers and drains)	✓		
Landscaping (Common Areas)	✓		
Lighting Fixtures – Condominium Building, Common Areas	✓		
Lighting Fixtures – Front Entry	✓ (Fixtures)	✓ (Bulbs)	
Lighting Fixtures – Within Units		✓	

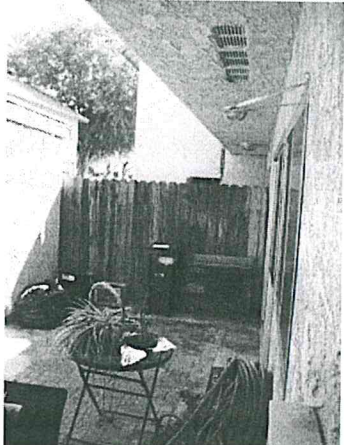

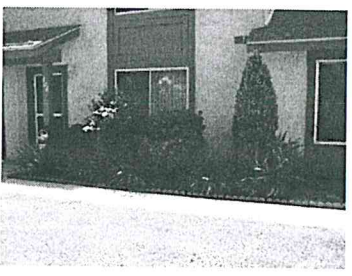
# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Mailboxes Clusters	✓		
Mailbox Keys and Locks		✓	
Paint – Exterior (Common Areas/Buildings)	✓		
Paint – Interior		✓	
Parking Areas, Carports	✓ (Structural Repairs)	✓ (maintain free of oil stains, automobile waste, discharge, debris, etc.)	

# Windwood Township Condominium Assn.



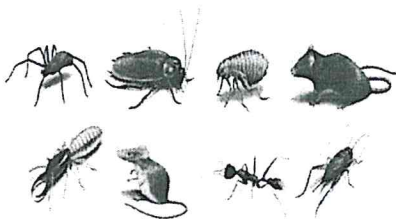

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Patio	✓ (Major structural repairs, incl. wood and masonry fencing)	✓ (Minor repairs, maintain in clean, sanitary condition, incl., fencing)	
Patio Lighting Fixtures & Bulbs	✓ (Fixtures)	✓ (Bulbs)	
Pet Waste		✓	
Planter Area	✓ (Common irrigation and improvements, incl. Association installed landscaping)	✓ (Owner installed improvements and landscaping)	





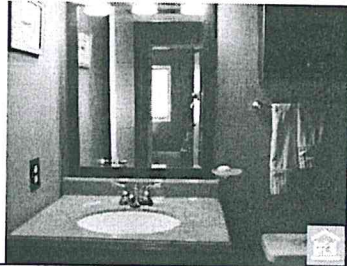
# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Plumbing (fixtures & components within units)		✓	
Plumbing (components under common slab, outside Unit boundaries)	✓		
Pool & Spa Areas	✓		
Rodents, Insects, and Pests (within Units/patio/deck/garage)		✓	
Roofing	✓		



# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
RV Storage Area	✓ (Structural Repairs, incl. fencing)	✓ (maintain free of oil stains, automobile waste, discharge, debris, etc.)	
Satellite Dishes (including wires and components w/ Association approval)		✓	
Sewer – Lines & Components	✓		
Showers & Drains (components within Units)		✓	
Sinks – Bathrooms, Kitchen (within Units)		✓	


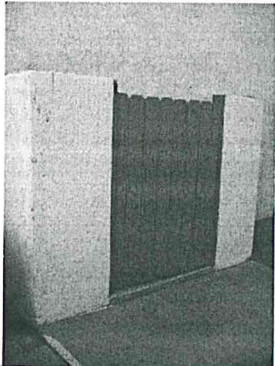

# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Slab and Footings	✓		
Slab Leak	✓ (Repair of pipe)	✓ (Repair of interior damage to Unit)	
Stairs – Exterior	✓ (Structural Repairs)	✓ (Maintain in neat, clean and safe condition)	
Termites and Wood Destroying Organisms (Common Area)	✓		
Termites and Wood Destroying Organisms (Unit/Patio)	✓		
Toilets and Tubs (components, fixtures within Units)		✓	

# Windwood Township Condominium Assn.

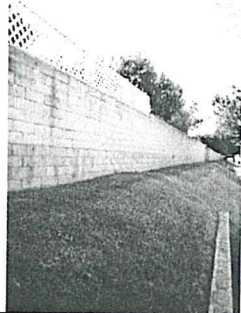

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Tot Lot	✓		
Trash Receptacle Enclosures (incl. fencing)	✓		
Unit		✓	



# Windwood Township Condominium Assn.

## MAINTENANCE RESPONSIBILITY CHART

Maintenance Component *	Association**	Owner**	Photos
Walls (Masonry - Common Area)	✓		
Windows (frames, glass, screens, leaks, etc.)		✓	

\* Maintenance obligations shall include repair and replacement, including painting, if applicable, unless stated otherwise. Any component modified or installed by Owner will be the responsibility of the Owner. Please note that Owners must receive approval for any modification to components as required under Article III of the CC&Rs.

\*\* Nothing herein affects or limits the right of the Association to seek recovery of Association expenditures required as a result of neglect, abuse, willful or negligent acts or omission by any Owner, his/her family, tenants or guests.