

EXHIBIT “B”

MAINTENANCE MATRIX

The following is a listing of the items within the Development for which Owners and the Association are responsible for the routine maintenance, repair and replacement duty, in accordance with the Declaration and may not apply to situations where damage is caused by the negligence or wilful misconduct of any party.

In certain situations, the Association’s insurance coverage may provide for the repair/replacement of components that are designated as the Owners’ maintenance responsibility under the Declaration, including this Matrix. These circumstances shall not be deemed to be, or construed as, modifying the routine maintenance, repair and replacement duties set forth herein.

COMPONENT(S)	OWNER	ASSN.
Air Conditioning and Heating System - Common Facilities		X
Air Conditioning and Heating System - Residence	X	
Appliances - Common Facilities		X
Appliances - Residence	X	
Attic/Crawl Space - Residence	X	
Carport/Patio - Roofs, excluding fiberglass inserts or like materials		X
Carport/Patio - excluding roofs	X	
Caulking - Exterior/Interior of Residence	X	
Ceilings - Residence	X	
Doorbell - Exterior Components/Button Switch - Residence	X	
Doorbell - Interior Components; Wiring - Residence	X	
Doors - Entry - Frame and Door - Residence	X	
Doors - Entry - Locks and Hardware - Residence	X	
Doors - Entry - Painting - Exterior Surface - Residence	X	
Doors - Entry - Painting - Interior Surface - Residence	X	
Doors - Entry - Weatherstripping/Waterproofing - Residence	X	
Doors - Interior - Residence	X	

COMPONENT(S)	OWNER	ASSN.
Drainage Systems - Common Area - Surface and Subsurface (e.g., ditches, catch basins, etc.)		X
Drains - Sinks, Showers - Common Facilities		X
Drains - Bathtubs, Showers, Sinks - Residence	X	
Drains - Curb		X
Drains - Patio	X	
Drains - Storm - Common Area		X
Driveways - Common Area - Concrete and Asphalt Surfaces		X
Driveways - Residence	X	
Dryer Vents - Cleaning and repair - Residence	X	
Drywall - Common Facilities		X
Drywall - Residence/Lot	X	
Electrical - Circuit Breaker, Panel, Sockets, Switches, Wall Plates, Wiring - Common Area		X
Electrical - Circuit Breaker, Panel, Sockets, Switches, Wall Plates, Wiring, etc. - Residence/Lot	X	
Exhaust Fans - Residence/Lot	X	
Exterior Common Area Facilities/Building Surfaces		X
Exterior Residence Surfaces- Painting and Re-stucco		X
Exterior Residence Surfaces- Excluding Painting and Re-stucco	X	
Exterior Faucets, Handles, Washers - Residence/Lot	X	
Exterior Faucets, Handles, Washers - Common Area		X
Fences - Common Area		X
Fences - Residence/Lot	X	
Floor and Floor Covering - Common Facilities		X
Floor and Floor Covering (i.e., carpet, tile, vinyl, wood, etc.) - Residence	X	
Foundation/Slab - Common Area		X

COMPONENT(S)	OWNER	ASSN.
Foundation/Slab - Residence	X	
Front Entry Landings - Residence	X	
Garage	X	
Garage Door - Exterior Painting		X
Garage Door - Opener and mechanisms	X	
Garage Door - Repair and Replacement	X	
Garbage Disposal - Residence	X	
Garbage Pick-Up/Trash Service - Common Area		X
Gas Lines - Common Area		X
Gas Lines - Residence/Lot	X	
Gutters and Downspouts - Residence - Repair and replacement	X	
Gutters and Downspouts - Residence routine cleaning only		X
Hose Bibs - Common Area		X
Hose Bibs - Residence/Lot	X	
Insulation - Residence/Lot	X	
Landscaping - Common Area		X
Landscaping - Residence/Lot - up to the exterior walls of the Residence, except for within fence or enclosed carport/patio		X
Landscaping - Residence/Lot - within fence or enclosed carport/patio	X	
Lighting Fixtures - Common Area - Exterior/Interior		X
Lighting Fixtures - Residence/Lot - Exterior/Interior	X	
Mailbox - Box and Lock	X	
Painting - Common Area - Exterior/Interior		X
Painting - Residence - Exterior		X
Painting - Residence - Interior	X	
Parking Space - Common Area - Concrete and Asphalt Surfaces		X

COMPONENT(S)	OWNER	ASSN.
Plumbing - Common Area - Exterior/Interior - Fixtures and Lines		X
Plumbing - Residence/Lot - Exterior/Interior - Fixtures and Lines	X	
Pool - Common Area - Pool Building, Spa, Equipment		X
Pressure Regulators - Common Area		X
Pressure Regulators - Residence/Lot	X	
Roof - Common Area		X
Roof - Residence- Shingles/Tiles		X
Roof - Residence- Underlayment		X
Roof - Residence- Vents		X
Roof - Residence- Structural supports	X	
Roof - Carport/Patio, excluding fiberglass inserts or like materials		X
Sewer Lines - Common Area		X
Sewer Lines - Residence/Lot	X	
Sidewalks - Common Area		X
Skylights - Residence	X	
Sliding Door Flashing/Waterproofing - Residence	X	
Sliding Door Frames and Tracks - Residence	X	
Sliding Door Glass - Residence	X	
Sliding Door Hardware - Residence	X	
Sliding Door Screens - Residence	X	
Spraying for Pests (ants, fleas, etc.) - Residence/Lot - Exterior/Interior	X	
Spraying for Pests (ants, fleas, etc.) - Common Area - Exterior/Interior and Landscaping		X
Streets		X
Stucco - Residence/Lot - painting		X
Stucco - Residence/Lot - repair and replacement		X

COMPONENT(S)	OWNER	ASSN.
Termites - Common Area - Exterior/Interior		X
Termites - Residence/Lot - Exterior/Interior	X	
Wall Covering - Common Facilities		X
Wall Covering - Residence	X	
Walls - Common Area - Exterior/Interior		X
Walls - Residence/Lot - Exterior - Bearing, Non-Bearing, Studs, Frames, Tiedowns, Other Structural Items		X
Walls - Residence/Lot - Interior - Non-Bearing	X	
Water Heater - Common Area		X
Water Heater - Residence/Lot	X	
Window Flashing, Frames, and Hardware - Common Facilities		X
Windows - Glass and Screens - Common Facilities		X
Window Flashing, Frames, and Hardware - Residence/Lot	X	
Windows - Glass and Screens - Residence/Lot	X	
Wiring - Common Area		X
Wiring - Residence/Lot	X	

G:\26\2613\LSP\Draft Docs\Maintenance Matrix(2).wpd