

**EXHIBIT D**

**SPECIFIC MAINTENANCE OBLIGATIONS**

<b>Component</b>	<b>Owner</b>	<b>Association</b>
<b>Structural Integrity of Bldg</b>		
Roof		Maintain per schedule.
Foundation		Maintain per schedule.
Internal Structural Components of Building		Maintain per schedule.
<b>Party Walls (Indoors between Residences)</b>	Maintain wallboard and surface finishes.	Maintain per schedule, including any fire assembly and noise mitigation.
<b>Fire Sprinklers</b>	Maintain sprinkler heads and other components solely serving the Unit to keep in working order at all times.	Maintain and test per schedule, pipes, valves and pressure gauges that serve more than one Unit.
<b>Outer Surface of Bldg Walls</b>		
Stucco		Maintain per schedule.
Siding		Maintain per schedule.
Surface Finishes		Maintain per schedule.
<b>Garage Door</b>	Maintain indoor surface, door opener and indoor hardware.	Maintain door and outdoor hardware per schedule.
<b>Residence Entry Door</b>		
Door Hardware	Maintain lock, kick plate, doorknobs, hinges and openers (as applicable).	
Weatherstripping	Maintain.	
Frame		Maintain per schedule.
Replacement of Door		Replace per schedule.
Outdoor Paint or Other Finish	Touch up with same color and material if necessary between Association Maintenance.	Maintain per schedule.
Indoor Paint or Other Finish	Maintain.	

Component	Owner	Association
Glass	Replace broken glass as necessary. Regularly clean indoor and outdoor surfaces.	
<b>Exclusive Use Areas</b>		
EU Balcony	Keep free of debris and trash and reasonably protected against damage. Maintain surface and any surface finishes of deck.	Maintain structural elements, surface and surface finishes of wall and railing per schedule.
EU Patio	Keep free of debris and trash. Maintain surface of any wall or fence facing Residence.	Maintain structural integrity and surface of any wall or fence facing Association Property.
EU Carport	Keep free of debris and trash and reasonably protected against damage.	Maintain structural elements and exterior surfaces.
<b>Unit systems - Water pressure regulator, hot water heater, plumbing outlets and fixtures, furnaces, ducts, built-in appliances (microwave, range, ovens), electrical wiring and circuit breakers.</b>	Maintain portions that exclusively serve the Owner's Unit.	
<b>HVAC/including air conditioning compressor(s) and related equipment mounted on roof serving individual Units.</b>	Maintain ductwork, heater and air conditioner compressor located in Residence, garage or Exclusive Use Area.	Maintain compressors located on roof and all ductwork and other components.
Telephone wiring exclusively serving a Unit.	Maintain.	
Utility Service	Maintain gas lines not serviced by Gas Company or Association and water and electrical utilities not serviced by provider or Association.	Maintain all utilities serving Association Property or more than one Unit
Stairways, handrails and gates that are not inside the Units.		Maintain per schedule.
Interior of Residence and Garage	Maintain all elements not designated for maintenance by Association.	

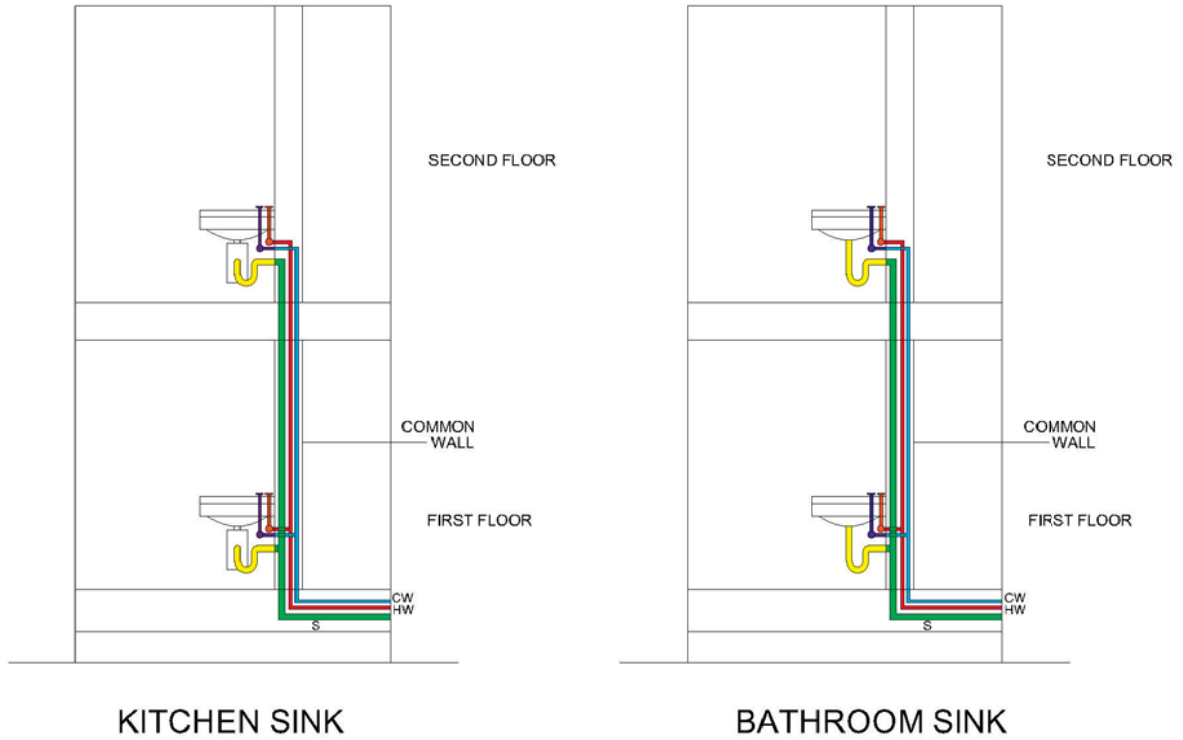
Component	Owner	Association
Indoor floor coverings	Maintain; Committee to pre-approve in writing replacement floorings and underlayments.	
Indoor wall surfaces and ceiling	Maintain, including paint and other wall coverings, patch and repair drywall (subject to restrictions on party walls).	
Plumbing fixtures	Maintain indoor plumbing fixtures including sinks, toilets, bath, shower, faucets, sink hardware, supply hoses for washing machine and gas line for dryer. Owner may plunge blocked drains but may not use a snake in any pipe unless instructed to do so by the Association. Owner shall hire qualified plumber approved by Association for all maintenance of water, gas and sewer pipes.	Maintain pipes and other fixtures serving more than one Unit.
Cabinets	Maintain.	
Interior doors and hardware	Maintain.	
Appliances	Maintain.	
Electrical	Outlets and switch wiring and distribution except exclusively serving the Unit wherever located Owner shall hire qualified electrical contractor approved by the Association for all electrical maintenance work.	Maintain wiring and distribution equipment serving more than one Unit.
Smoke detector	Maintain (including periodic testing and battery replacement).	
Windows (except sliding glass doors)	Maintain and regularly clean indoor and outdoor surfaces of glass if accessible. Maintain weatherstripping, caulking, locks, screens, and replace broken glass.	Maintain frame per schedule.
Fireplace	Maintain interior surface of flue and firebox, periodically remove soot. Maintain gas supply/pipes and valves. Maintain screen and glass enclosure (as applicable).	Wash outdoor surfaces per schedule.

Component	Owner	Association
<b>Sliding Glass Doors</b>		
Hardware	Maintain lock, weather striping, rollers, screen door (including screen, frame and lock) keep track clear of obstructions.	
Glass	Replace broken glass as necessary. Regularly clean indoor and outdoor surfaces.	
Mailbox	Replace lost key or broken lock as necessary.	
<b>Outdoor Lighting Fixtures</b>		
Controlled by switch in Unit or separately metered to Unit.	Relamp as necessary.	Maintain fixtures per schedule and wiring.
Controlled by switch in Association Property		Maintain fixtures and wiring per schedule; relamp as necessary.
<b>Community Components</b>		
Vehicular access ways, sewers, storm drains, street lighting and fire prevention water systems, including fire alarms, fire extinguishers and the like		Maintain per schedule except where maintained by a public utility agency.

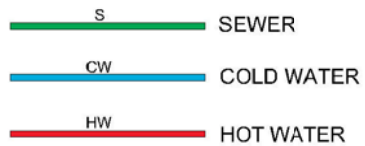
**NOTES:**

1. Maintain, capitalized or not, means "maintain, repair and replace."
2. This schedule not intended to be an exhaustive list of Association maintenance obligations, it is intended to supplement relevant provisions of the Declaration and Notice of Addition and Supplemental Declaration (as applicable).

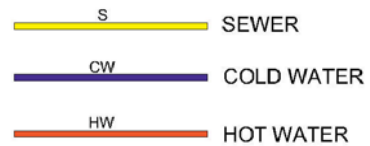
## ADDENDUM TO EXHIBIT D SPECIFIC MAINTENANCE OBLIGATION



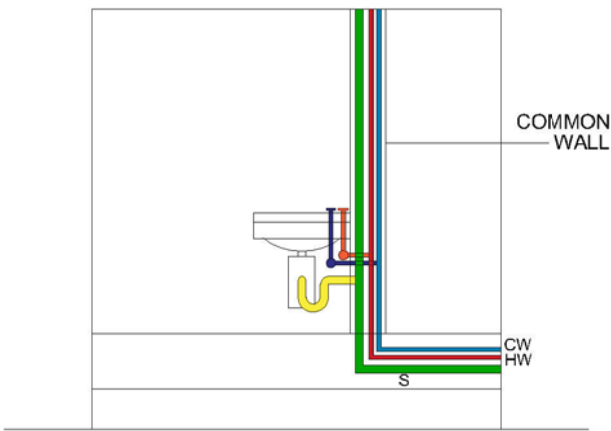
### HOMEOWNERS ASSOCIATION RESPONSIBILITY



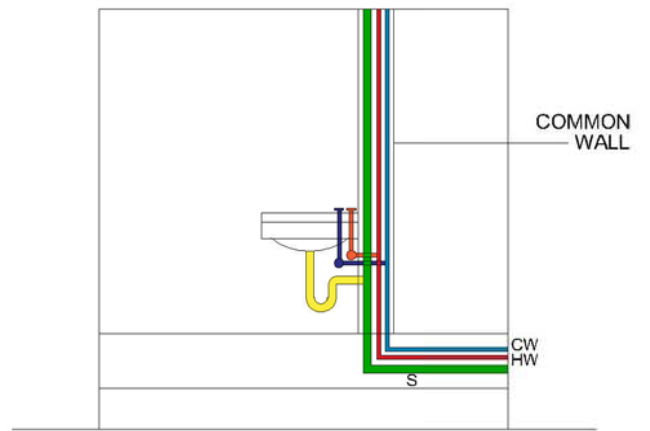
### OWNERS RESPONSIBILITY



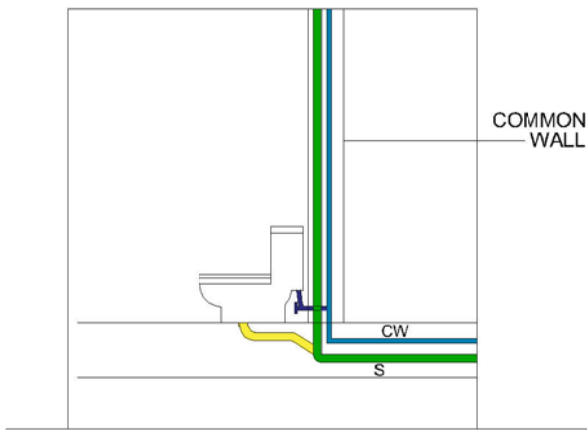
# ADDENDUM TO EXHIBIT D SPECIFIC MAINTENANCE OBLIGATION



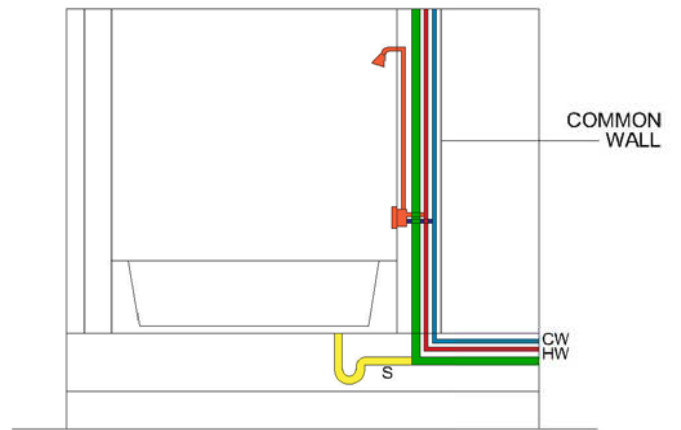
KITCHEN SINK



BATHROOM SINK



TOILET



BATHTUB / SHOWER

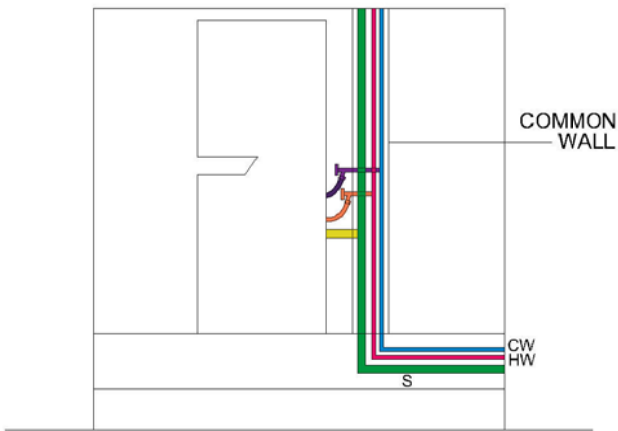
## HOMEOWNERS ASSOCIATION RESPONSIBILITY



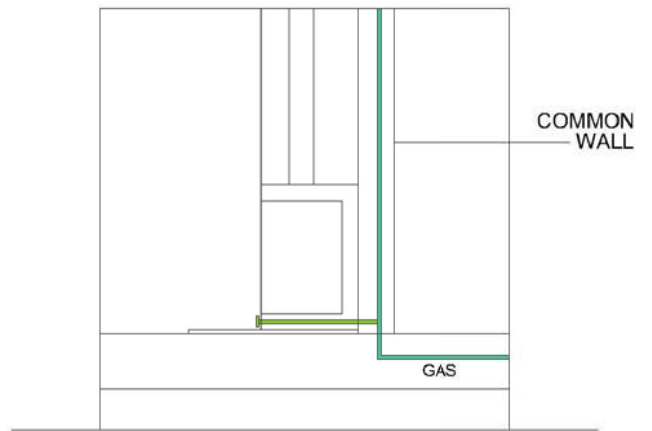
## OWNERS RESPONSIBILITY



# ADDENDUM TO EXHIBIT D SPECIFIC MAINTENANCE OBLIGATION

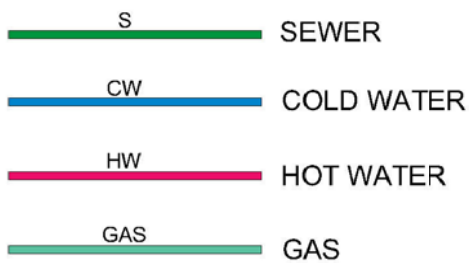


WASHER / DRYER



FIREPLACE

## HOMEOWNERS ASSOCIATION RESPONSIBILITY



## OWNERS RESPONSIBILITY

