

**EXHIBIT "B" - MAINTENANCE LIST****MAINTENANCE MATRIX  
ASSOCIATION/OWNER DIVISION OF  
MAINTENANCE AND REPAIR RESPONSIBILITY**

The following is a listing of the items within the Community the maintenance, repair and replacement duty for which Owners and the Association are responsible in accordance with Section 7.2 of the Restated Declaration. This does not eliminate the Owner's responsibility to request and receive architectural approval pursuant to the Governing Documents or supersede the Owner's obligations under Section 7.8 of the Restated Declaration or any other similar provision in the Governing Documents.

COMPONENT(S)	OWNER	ASSOC
Air Conditioning System - Each Dwelling	√	
Appliances - Built-in	√	
Appliances - Free Standing	√	
Bathtub Waste and Overflow	√	
Cabinets - in Dwellings	√	
Carpeting - in Dwellings	√	
Caulking - Exterior		√
Caulking - Interior	√	
Ceilings	√	
Common Area Improvements		√
Crawl Spaces in Attic (including personal contents)	√	
Doorbell - Exterior Components/Button Switch	√	
Doorbell - Interior Components; Wiring	√	
Doors - Entry - Frame & Door - Repairs and Replacement	√	
Doors - Entry - Locks and Hardware	√	
Doors - Entry - Painting - Interior Surface	√	
Doors - Entry - Weather Stripping/Waterproofing	√	
Doors - Interior	√	

COMPONENT(S)	OWNER	ASSOC
Doors – On the Dwelling that Open Toward the Exterior-Painting Only		√
Doors – On the Dwelling that Open Toward the Interior	√	
Doors, Screen/Storm/Security	√	
Doors, Sliding Glass	√	
Doors, Sliding Glass - Frame and Tracks	√	
Doors, Sliding Glass - Screen	√	
Doors – Trash/Storage	√	
Doors – Water Heater	√	
Drainage Systems (e.g., ditches, catch basins)		√
Drains - Bathtubs, Showers, Sinks	√	
Drains - Curb		√
Drains – Yards – Excluding Interior Patios		√
Driveway - Concrete Surfaces – Repair and Replace		√
Dryer Vents - Cleaning	√	
Dryer Vents - Repair	√	
Drywall - Damage Repairs (e.g., cracks, inside minor localized water damage, dents, holes, etc.)	√	
Drywall - Interior - Replace	√	
Electrical Panel/Circuit Breakers/Interior & Exterior	√	
Electrical Switches, Sockets, Wall Plates – Interior	√	
Electrical Wiring – Interior & Exterior	√	
Exhaust Fans	√	
Exterior Building Surfaces – Painting		√
Exterior Faucets, Handles, Washers	√	
Exterior Lighting Fixtures (Common Area)		√
Fences and Gates - Common Area, Perimeter & Common Maintenance Area		√
Fences and Gates – Individual (Around Patios)	√	

2017 AMENDED DECLARATION – SUNWEST VILLAS

COMPONENT(S)	OWNER	ASSOC
Fireplace - Chimney - Exterior and Spark Arrestor	√	
Fireplace - Chimney Flue	√	
Fireplace - Chimney - Interior – Cleaning	√	
Fireplace - Fire Brick (fire box) <sup>1/</sup>	√	
Fireplace – Mantel Piece, Trim and Facing	√	
Floor - Structural	√	
Floor Coverings - Carpet, Vinyl, Tile and Wood	√	
Front Entry Landings	√	
Furnace – Dwelling Systems	√	
Garage Door Openers	√	
Garage Doors - Replacement	√	
Garbage Disposal	√	
Gas Lines - Below Ground	√	
Glass - Unit Windows/Doors	√	
Gopher Treatment		√
Gutters & Downspouts	√	
Hose Bibs	√	
Insulation	√	
Landscaping and Irrigation System - Common Area; Greenbelt & Association Maintenance Area		√
Landscaping – Patios	√	
Landscaping – Back and Front Yards		√
Landscaping – Back and Front Yards, Owner-Installed	√	
Lighting Fixtures - Common Areas		√
Lighting Fixtures - Inside Dwellings	√	
Lighting Fixtures - Outside – Front	√	

<sup>1/</sup> Ceramic brick walls of fireplace.

COMPONENT(S)	OWNER	ASSOC
Lighting Fixtures - Outside – Patio	√	
Linoleum & Vinyl Flooring - Inside Dwellings	√	
Mailboxes		√
Owner Installed Improvements	√	
Painting – Interior	√	
Patios – Landscaping, Irrigation, Slab, Hard scape	√	
Plumbing Fixtures - Interior (Toilets/Tubs/Sinks/Faucets, etc.)	√	
Plumbing Lines - On Lot Serving Dwelling	√	
Pressure Regulators	√	
Railings and Planter Boxes - Dwellings	√	
Retention Basin		√
Roof Flashing & Other Roofing Components		√
Roof Shingles/Tiles		√
Roof Underlayment		√
Roof Vents		√
Sewer Lines and Back- Ups - Common Use Portion of Line		√
Sewer Lines and Back-Ups - Single Use Portion of Line	√	
Sidewalks - Common Areas		√
Slab	√	
Sliding Patio Door Flashing/Waterproofing	√	
Sliding Patio Door Frames & Tracks	√	
Sliding Patio Door Hardware	√	
Sliding Patio Doors	√	
Spraying for Household Pests (Ants, Fleas, etc.)	√	
Spraying for Landscaping Pests – Common Maintenance Area		√
Streets, Street Lights, Street Signs		√

COMPONENT(S)	OWNER	ASSOC
Stucco Painting/Coloring		√
Stucco - Replacement	√	
Stucco - Repair		√
Termite Inspection	√	
Toilet - Wax Ring	√	
Trim - Wood - Exterior - Maintenance & Replacement		√
Trim - Wood - Exterior - Painting		√
Walls - Bearing, Studs, Frames, Tie Downs, Other Structural Items	√	
Walls - Non-bearing	√	
Wallpaper/Paneling	√	
Water Heater - Individual	√	
Water Softeners	√	
Window and Slider Screens	√	
Window Flashing/Waterproofing	√	
Window Frames	√	
Window Hardware	√	
Wiring - Cable TV	√	
Wiring - Electrical - From Breaker to Interior	√	
Wiring - Electrical - From Outside to Breaker in Dwelling	√	
Wiring - Telephone	√	