

"Exhibit D"

COMPONENT(S)			
Owner (O); Association (A)	Maintain	Repair	Replace
Air Conditioning & Heating System and Components for Unit- <u>wherever located</u>	O	O	O
Appliances - Exclusively serving one Unit, wherever located - includes all components and equipment (e.g., pipes, wires, conduits) serving such appliances	O	O	O
Attic/Crawl Space (except for personal contents and utilities serving one Unit)	A	A	A
Carpeting - Units	O	O	O
Caulking - Exterior of Buildings	A	A	A
Doorbell - Exterior Components/Button Switch	O	O	O
Doorbell - interior Components; Wiring	A	A	A
Doors - Front - Interior Surface	O	N/A	N/A
Doors - Front - Frame and Door (other than interior surface)	A	A	A
Doors - Front - Locks and Hardware	O	O	O
Doors - Front - Painting - Exterior Surface	A	A	A
Doors - Front - Painting - Interior Surface	O	O	O
Pedestrian Doors in garage (Door only)	O	O	O
Pedestrian Doors in garage (Framing only)	A	A	A
Doors - Front - Weatherstripping/Waterproofing	A	A	A
Doors - Interior - Unit	O	O	O
Drainage Systems (e.g., ditches, catch basins)	A	A	A
Drains - Bathtubs, Showers, Sinks	O	O	O
Drains - Curb	A	A	A
Drains - Patio	O	O	O
Driveways	A	A	A
Dryer Vents - Unit - Cleaning and Repair (within airspace of unit)	O	O	O
Dryer Vent Cap - on exterior of building	A	A	A
Drywall - Unit (includes repair and replacement of cracks, more than hairline, localized Association water damage, dents, holes, etc. unless caused by the owner, tenant, or guest)	O	A	A
Drywall - Unit (includes repair and replacement due to cracks, minor localized water damage, dents, holes, etc. caused by an owner guest and/or tenant)	O	O	O
Electrical Sockets/Wall Plates - Unit	O	O	O
Electrical panel/Circuit Breakers - Unit	A	A	A
Exhaust Fans - if within Units	O	O	O
Exterior Building Surfaces	A	A	A
Exterior Faucets, Handles (except those on Patio/Balcony)	A	A	A
Exterior Faucets, Handles - Patio and Balcony	O	A	A
Fences - Patio/Side	A	A	A
Floor Covering - Unit (i.e., carpet, tile, vinyl, wood, etc.)	O	O	O

Fire detectors - Interior (Hardwired)	O	O	O
Fireplace Box	O	A	A
Fireplace - chimney, firestop, cap, etc.	A	A	A
Foundation	A	A	A
Garage - interior surfaces	O	O	O
Garage Door - Replacement, repair and maintenance	O - Interior surface	A	A
Garage Door - Routine painting of exterior	A	A	A
Garage Door Hardware (e.g., automatic opener, springs, etc.)	O	O	O
Garbage Disposal - Unit	O	O	O
Gas Lines - Located outside the Units	A	A	A
Gas Lines - Located within the Unit airspace or part of an appliance serving the Unit, wherever located	O	O	O
Gates (Back)	O	A	A
Gates (Front)	O	O	O
Glass - unit Windows/Doors - frame and tracks	O	O	O
Glass - unit Windows/Doors	O	O	O
Gutters and Downspouts	A	A	A
Landscaping - Unit Patio	O	O	O
Lighting Fixtures - Exterior of Units (excluding Patio)	A	A	A
Lighting Fixtures- Exterior of Unit <u>at</u> Patio (unless previously modified or replaced by Owner)	O	A	A
Lighting Fixtures - interior of units	O	O	O
Mailbox - Lock	Post Office	Post Office	Post Office
Mailbox - Structures	A	A	A
Painting - Exterior of Condominium Buildings	A	A	A
Painting - Interior of Unit	O	O	O
Patios	O	O	O
Patio Coverings/Trelliss	O	O	O
Pest Control - interior of unit (within airspace of unit)	O	O	O
Plumbing Fixtures - units (toilets, tubs, sinks, faucets, mixit valves, shower pans, etc.)	O	O	O
Plumbing Lines - Located outside the Unit	A	A	A
Plumbing Lines - Located within the Unit airspace or part of an appliance serving the Unit.	O	O	O
Pressure Regulators - Unit	A	A	A
Roof Shingles/Tile/Foam	A	A	A
Roof Underlayment	A	A	A
Roof Vents	A	A	A
Sewer Lines	A	A	A
Skylights/Solar Tubes	O	O	O
Slab	A	A	A
Patio Door Flashing/Waterproofing	A	A	A
Patio Door Frames and Tracks	O	O	O
Patio Door Hardware	O	O	O
Patio Doors/Screens	O	O	O

Stucco Painting/Coloring	A	A	A
Stucco Repair and Replacement	A	A	A
Termites - (except those within Unit)	A	A	A
Trim - Wood - Exterior - Repair and Replacement	A	A	A
Trim - Wood - Exterior - Painting (Maintenance)	A	A	A
Wall Coverings - Unit	O	O	O
Walls - Bearing, Studs, Frames, Tiedowns, Other Structural Items	A	A	A
Walls - non-bearing in Unit	O	O	O
Walls - Patio, interior surface	O	O	O
Water Heater and Components - Unit (wherever located)	O	O	O
Water Heater Closet Doors	O	O	O
Windows and Screens - Unit	O	O	O
Window Flashing	A	A	A
Wiring - Electrical - Located outside the Unit	A	A	A
Wiring - Located within the Unit airspace or part of an appliance serving the Unit, wherever located	O	O	O