

EXHIBIT "A"

Eastview RB Duplex Association

Association/Owner Maintenance Responsibilities

Assoc.	Owner	Item
Unit Interior		
	X	Air conditioning and filtration systems
	X	Appliances
	X	Caulking - bathrooms, kitchens, windows
	X	Chimneys - sweeping
	X	Doorbell - components
	X	Doors - glass
	X	Fireplaces – repair firebox
	X	Fireplaces – repair mantle
	X	Fireplaces – repair stones/bricks
	X	Floor coverings – carpeting, wood, tile, marble
	X	Garbage disposal
	X	Heating systems
	X	Interior Surface, drywall
	X	Lighting - fixtures
	X	Painting – ceilings, walls, doors
	X	Plumbing fixtures – toilets, tubs, showers, sinks, faucets and appurtenances thereto
	X	Water heater and systems
	X	Wallcoverings – paneling, wallpaper
	X	Window glass
	X	Window frames
Roof		
X		Roof decking, flashing, shingles/tiles, underlayment, vents
	X	Skylights/solar tubes – frame, glass, flashing, waterproofing – owner installed
X		Skylights – original equipment (Provence model)
Exterior		
	X	Air conditioning system components – exclusively serving a unit
	X	Antennas or Satellite Dishes – exclusively serving a unit
X		Arbors, front – paint and repair – original (excluding Normandy models)
	X	Arbors, front – paint and repair – owner installed/modified
	X	Arbors, back – paint and repair
X		Building surfaces
	X	Caulking – windows and doorways
X		Chimneys

Assoc.	Owner	Item
	X	Doors – entry – frame and door, lock and hardware
X		Doors – entry – original - painting
	X	Doors – entry – owner modified/upgraded - painting
	X	Doors - screen
	X	Doors - sliding
	X	Doors - security
X		Doors - utility
X		Fences – common area wrought iron
	X	Fences and Gates – separating unit exclusive use area
X		Fireplace – repair exterior stone brick
	X	Gutters and downspout – installation and repair
X		Gutters - cleaning
	X	Lighting fixtures – switched from within the unit
X		Metal flashings and openings (i.e. windows and doors)
	X	Screens – windows and doors
X		Sidewalks – entry (excluding those within Normandy courtyards)
X		Stucco – painting/coloring, repair and replacement
X		Trim – wood – painting, maintenance and replacement
Exclusive Use Atriums/Patios/Balconies		
	X	Atrium Cover – paint, repair, replace
	X	Balcony – structural repairs due to owner modifications to deck surfaces
	X	Balcony – deck coverings, membranes/waterproofing with Board and ARC approval
X		Balcony railings and columns – paint and repair
	X	Balcony/Atrium/Patio drains
X		Patio/balcony/atrium - paint
	X	Patio/Atrium sliding doors
Garage		
	X	Doors – garage – electric openers and remote controls
	X	Doors – garage – locks and hardware
X		Doors – garage – painting exterior
	X	Doors – garage – repair/replace
Utilities/Wiring/Plumbing		
	X	Electrical service panel, circuit breakers, fuses – within Unit
X		Electrical switches, sockets, wallplates – exterior – within common area
	X	Electrical switches, sockets, wallplates – interior or exclusively used
	X	Gas lines within Unit, crawl spaces, walls or within/under slab
X		Gas lines – meter to exterior wall
	X	Sewer lines – within crawl spaces, walls or within/under slab
X		Sewer lines – city connection to unit exterior wall

Assoc.	Owner	Item
	X	Toilet and sewer backups
	X	Waste lines serving bathtubs/showers/sinks/toilets
	X	Water lines within Unit walls, floors, ceilings, crawl spaces or within/under slab
	X	Water lines – shutoff to Unit interior
X		Water lines – city connection up to shutoff
	X	Water pressure regulators, shutoff valves, and faucets exclusively serving a Unit
	X	Water softeners
	X	Wiring – interior cable TV, computer, electrical, telephone/fax
Exclusive Use Yard Areas		
	X	Drains, planters
	X	Landscaping – back and side yards – Owner or previous Owner installed (Board and ARC approval required)
	X	Landscaping – entryways (Board and ARC approval required)
Common Areas		
X		Driveway – concrete surface
	X	Driveway – concrete surface appearance (spot/stain removal)
X		Driveway & walkway - stamped concrete
	X	Driveway & walkway – stamped concrete surface appearance/finish
X		Common area improvements
X		Drainage systems, ditches, catch basins – common area
X		Fences – common area wrought iron
X		Landscaping – common area
X		Landscaping – front yard
X		Walls, retaining/privacy – patio and courtyard
	X	Any individual planting areas (Board and ARC approval required)
Pest Control		
X		Rodent bait boxes (exterior only)
	X	Spraying for household pests (ants, fleas, etc)
X		Spraying for landscaping pests – common area
X		Termite eradication and repair of damage to original structure occasioned by wood
	X	Termite eradication and repair of damage to rear patio covers occasioned by wood