

**EXHIBIT "B"**

**DESIGNATION OF AREA OF  
COMMON RESPONSIBILITY AND  
MAINTENANCE CHART APPLICABLE TO TOWNHOMES ONLY**

**MAINTENANCE RESPONSIBILITY CHART**

"All aspects" includes maintenance, repair, and replacement, as needed.

<b>COMPONENT OF PROPERTY</b>	<b>ASSOCIATION'S AREA OF COMMON RESPONSIBILITY</b>	<b>OWNER RESPONSIBILITY (SUBJECT TO PRIOR APPROVAL BY ACC)</b>
Roofs.	None.	All aspects, including deckings, felt, shingles, metal flashing, roof trusses.
Roof mounted attachments.	None.	All aspects.
Exterior vertical walls of Townhomes, other exterior features of Townhomes not specifically listed in chart.	Exterior painting only.	Outermost materials only, such as siding, stucco, and brick, and any coatings or surface treatments on the material, sealant, wall cavities, and insulation.
Townhome foundations, patio slabs, and A/C slabs.	None.	All aspects including slab failure, repair for minor cracks that result from the natural movement of soil (expansion and contraction), shrinkage during the curing of the concrete, and settling of the Townhome.
Concrete driveways and sidewalks.	Lead sidewalk leading to front door.	All structural aspects, including routine cleaning & including repair of minor cracks that result from the natural expansion & contraction of soil, shrinkage during the curing of the concrete and settling of the Townhome.
Retaining walls.	None.	None.
Displays of street numbers on exterior doors or Townhome surfaces.	None.	None.
Gutters and downspouts.	None.	All aspects.
Grounds – outside the fenced yards.	All aspects.	None.
Fences and gates around private Townhome yards.	All aspects.	None.

Yard irrigation system (sprinkler)	All aspects.	None.
Exterior light fixtures on Townhome.	Security light installed by Association.	All aspects.
Exterior doors of Townhomes.	Determining styles and materials of garage doors. Periodic paint on garage doors only.	All other aspects of the garage door, and all aspects of other doors, including paint, door frame, door, glass panes, hardware, locks, peepholes, thresholds, weatherstripping, and doorbells.
Garages.	None; must be constructed according to Association requirements and approval.	All aspects, except those noted for Association. Includes, routine interior cleaning, interior wall and ceiling materials, pedestrian door, automatic garage door opener, remote controls, interior light fixture, interior electrical outlets.
Skylights.	None.	All aspects.
Attics.	None.	All aspects.
Insulation & weatherstripping.	None.	All aspects.
Townhome interiors, including improvements, fixtures, partition walls & floors within Townhome.	None.	All aspects.
Sheetrock in Townhomes (walls and ceilings) & treatments on walls.	None.	All aspects.
Improvements and grounds in private/yards.	None.	All aspects.
Surface water drainage systems.	All aspects, including collection drains and drain systems.	None. Prohibited from changing the drainage system.
Windows.	None.	All aspects, including window frames, window sill flashings, window seals and sealants, screens, window locks, glass panes, glazing, interior caulking.
Water, sewer, electrical lines & systems.	None.	All aspects for lines and systems located on and serving the Lots.
Heating and cooling systems & water heaters.	None.	All aspects.
Intrusion alarms on doors/windows,	None.	All aspects.

smoke/heat detectors, monitoring equipment.		
Cable for television or internet.	None.	All aspects.
Television antennas & satellite dishes.	None.	All aspects.

NOTE 1: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement or obligation to have such a component.

NOTE 2: If an Owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notice(s) to the Owner and charge such costs and expenses to the Owner as an Individual Assessment.