

**EXHIBIT “B”**

**MAINTENANCE MATRIX**

The following is a listing of the items within the Project for which Owners and the Association are responsible for the routine maintenance, repair and replacement duty, in accordance with the Declaration and may not apply to situations where damage is caused by the negligence or wilful misconduct of any party. Unless otherwise specifically indicated below, the assignment of responsibility includes maintenance, repair, replacement and painting (if painting is applicable).

This Matrix is provided for convenience as to the general determination of responsibility for the maintenance, repair and replacement of various components of the Project. The physical boundaries of the various components of the Project, such as the Unit, Common Area, and Exclusive Use Common Area, as defined under the applicable Condominium Plans, are not determinative of the responsibility for routine maintenance, repair and replacement.

In certain situations, the Association’s insurance coverage may provide for the repair/replacement of components that are designated as the Owners’ maintenance responsibility under the Declaration, including this Matrix. These circumstances shall not be deemed to be, or construed as, modifying the routine maintenance, repair and replacement duties set forth herein.

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Air Conditioning and Heating System and Components for Unit, wherever located within the Project	X	
Appliances - Unit - Wherever located within the Project	X	
Balcony/Patio - Cleaning and Maintenance and interior surfaces	X	
Balcony/Patio - Floor Covering (tile, etc.) - Cleaning, maintenance, repair and replace	X	
Balcony/Patio - Laundry Closet - Cleaning and maintenance	X	
Balcony/Patio - Railings - Cleaning and Maintenance	X	
Balcony/Patio - Railings - Repair and Replace		X
Balcony/Patio - Repair and Replace		X
Balcony/Patio - Painting - Routine		X
Caulking - Exterior		X
Caulking - Interior	X	
Ceilings - Unit - Interior Surface	X	
Common Area and Common Facilities		X

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Community Room		X
Doorbell - Exterior Components/Button Switch	X	
Doorbell - Interior Components; Wiring	X	
Doors - Entry - Frame and Door	X	
Doors - Entry - Locks and Hardware	X	
Doors - Entry - Painting - Routine - Exterior Surface		X
Doors - Entry - Painting - Interior Surface	X	
Doors - Entry - Weatherstripping/Waterproofing	X	
Doors - Laundry - Unit Balcony/Patio - Cleaning, maintenance, repair and replacement, including hardware and locks	X	
Doors - Laundry - Unit Balcony/Patio - Weatherproofing and painting only		X
Doors - Interior	X	
Doors - Security Door - Unit - Cleaning, maintenance, repair and replacement	X	
Doors - Security Door - Unit - Painting exterior		X
Drainage Systems (e.g., ditches, catch basins)		X
Drains - Bathtubs, Showers, Sinks	X	
Drains - Curb		X
Drains - Balcony and Patio	X	
Driveways		X
Dryer Vents - Cleaning	X	
Dryer Vents - Repair	X	
Drywall - Damage Repairs (e.g., cracks, inside minor localized water damage, dents, holes, etc.)	X	
Drywall - Interior - Replace	X	
Electrical Panel/Circuit Breakers - Unit	X	
Electrical Switches, Sockets, Wall Plates - Unit	X	

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Elevator and Systems		X
Entry Gates and Systems		X
Exhaust Fans - Units	X	
Exterior Building Surfaces		X
Faucets, Handles, Washers, Hose Bibs - Common Area		X
Faucets, Handles, Washers, Hose Bibs - Patio	X	
Fences - Common Area - Block wall and wrought iron		X
Fire System Components - Common Area Facilities and those systems serving Condominium Building - Alarms, sprinkler system components, except sprinkler head located in Unit		X
Fire System Components - Unit Interior - Smoke detectors, carbon monoxide detectors, sprinkler heads	X	
Floors - Unit Subfloor (i.e., plywood or other surface beneath the carpet, excluding concrete)	X	
Floor Covering - Unit Interior (i.e., carpet, tile, vinyl, wood, etc.)	X	
Forced Air/Heat and Air Conditioning - Located in Unit Utility Closet	X	
Foundation		X
Fountain - Common Area		X
Front Entry - Cleaning and Maintenance	X	
Front Entry - Repair and Replacement		X
Furnace - Unit Systems, wherever located in Project	X	
Garbage Disposal	X	
Gas Lines - Common Area		X
Glass - Common Area and Common Facilities		X
Glass - Unit Windows/Doors, including frame and tracks	X	
Gutters and Downspouts		X
Insulation - Unit	X	
Landscaping - Common Area		X

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Lighting Fixtures - Balcony/Patio	X	
Lighting Fixtures - Common Area		X
Lighting Fixtures - Front Door of Units		X
Lighting Fixtures - Inside Units	X	
Mailbox - Lock	X	
Mailbox - Structures		X
Monument Sign		X
Painting - Common Area Facilities and Exterior of Condominium Buildings		X
Painting - Interior of Unit	X	
Parking Spaces - Assigned - Cleaning (fluids, drips, debris, etc.)	X	
Parking Spaces - Common Area and Assigned - Routine repairs and maintenance		X
Parking Structure		X
Plumbing Fixtures - Unit Interior - Toilets, tubs, sinks, faucets, etc.	X	
Plumbing Lines/Valves - Common Area or those serving more than one Condominium		X
Plumbing Lines/Valves - Solely serving one Condominium (i.e., Unit, Balcony and Patio) wherever located within the outside perimeter of the exterior bearing walls of the Condominium, within or underneath the floor/slab of the Condominium, above the ceiling of the Condominium, and within the non-bearing separation walls of the Condominium	X	
Pool, Spa and related Equipment		X
Pressure Regulators - Common Area		X
Pressure Regulators - Unit	X	
Private Drives		X
Racquetball Court		X
Roof Systems, Tiles and Foam		X

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Roof Underlayment		X
Roof Vents		X
Sewer Lines - Common Area or those serving more than one Condominium wherever located		X
Sewer Lines - Solely serving one Condominium (i.e., Unit, Balcony and Patio) wherever located within the outside perimeter of the exterior bearing walls of the Condominium, within or underneath the floor/slab of the Condominium, above the ceiling of the Condominium, and within the non-bearing separation walls of the Condominium	X	
Sidewalks - Common Areas		X
Slab		X
Sliding Patio/Balcony Door Flashing/Waterproofing	X	
Sliding Patio/Balcony Door Frames and Tracks	X	
Sliding Patio/Balcony Door Hardware	X	
Sliding Patio/Balcony Doors/Screens	X	
Spraying for Household Pests (ants, fleas, etc.) in the interior of the Unit	X	
Spraying for Landscaping Pests (ants, fleas, etc.) on the exterior of the Unit		X
Stucco Painting/Coloring		X
Stucco Repair and Replacement		X
Termite Inspection, Treatment and Eradication - All portions of the Project, except interior of Units, and including Balconies and Patios		X
Termite Inspection, Treatment and Eradication - Interior of Unit	X	
Tennis Court		X
Trim - Wood - Exterior - Maintenance and Replacement		X
Trim - Wood - Exterior - Painting		X
Walkways, including Front entry		X
Wall Coverings - Unit	X	

<b>COMPONENT(S)</b>	<b>OWNER</b>	<b>ASSN.</b>
Walls - Bearing, Studs, Frames, Tiedowns, Other Structural Items		X
Walls - Non-bearing in Unit	X	
Water Heater - Common Area - Pool and Spa		X
Water Heater - Unit - in Laundry Closet	X	
Windows and Screens - Unit	X	
Window Flashing, Frames, and Hardware - Unit	X	
Wiring - Electrical - Common Area or those serving more than one Condominium wherever located		X
Wiring - Solely serving one Condominium (i.e., Unit, Balcony and Patio) wherever located within the outside perimeter of the exterior bearing walls of the Condominium, within or underneath the floor/slab of the Condominium, above the ceiling of the Condominium, and within the non-bearing separation walls of the Condominium	X	
Wiring - Unit - Telephone, Cable Television, Internet, Satellite, etc.	X	

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