

EXHIBIT A — ALLOCATION OF MAINTENANCE RESPONSIBILITIES

Notwithstanding any allocation of maintenance responsibilities contained in this Exhibit A, the express provisions under the Restated Declaration, or under California Law, the following general principles shall apply in determining the maintenance responsibilities between the Association and the Owner:

1. **Exterior Stucco and Exterior Paint of Unit.** Association shall be responsible for the repair and/or replacement of the exterior stucco and exterior paint of each residential building in accordance with a regular maintenance schedule as recommended by consultants and experts, and shall provide maintenance for such areas on the basis of regular wear-and-tear unless immediate painting or repair is necessary to prevent water intrusion or other resulting damage. Any Owner who wishes to facilitate painting and/or repair of the building stucco outside the Association's regular maintenance schedule may do so, subject to the Architectural Guidelines, obtaining architectural approval, and at Owner's sole cost and expense.

2. **Owner-Installed Improvements.** Any Owner-installed improvement, wherever located, shall be the maintenance and repair responsibility of the Owner, and not that of the Association. If such Owner-installed improvement impacts or changes any portion of the Association maintenance area, the Association shall have the right to bring such Association maintenance area into conformity with the other Association maintenance areas and charge Owner for any related costs to do so as a reimbursement assessment. Any Owner-installed improvement which impacts the exterior of the Unit, *e.g.* increasing the square footage of the Unit, shall be the maintenance responsibility of the Owner, unless otherwise agreed to in writing by the Association.

3. **Balcony Surfaces.** Each Owner shall be responsible for the maintenance, repair and replacement of the Balcony Surface appurtenant to his/her Unit, as defined in Section 1.2, 1.3, 1.4 and 1.5 herein; the Association shall be responsible for the maintenance, repair and replacement of the plywood deck below the Balcony Surfaces, as well as balcony railings. Association reserves the right to impose specific standards for maintenance of the Balcony Surfaces. In the event an Owner fails to maintain the Balcony Surfaces pursuant to the standards set by the Board, the Board may notify the Owner of the work required and request that the same be done within a reasonable time from the giving of such Notice. In the event the Owner fails to carry out such maintenance within said time period, the Board may, following notice and a hearing, cause such work to be done and the cost thereof shall immediately be paid by such Owner to the Association and, if unpaid, may be charged as a Balcony Surface Cost Center Assessment, pursuant to Section 4.7 herein.

DESCRIPTION OF AREA		A=Association; O=Owner; U=Utility Co.		
		A	O	U
CONDOMINIUM UNIT				
1	Exterior painting of custom front door and door frame		X	
2	Exterior painting of standard front door	X		
3	Exterior painting of standard front door frame	X		
4	Interior painting of front door		X	
5	Hardware, weather stripping and fixtures of all doors		X	
6	Replacement of front door and door frame		X	
7	Interior painting of condominium unit		X	
8	Repair and replacement of window screens		X	
9	Repair and replacement of patio door screens		X	
10	Repair and replacement of windows, glass and sliding doors		X	
11	Repair and replacement of patio doors and glass		X	
12	Painting outside walls (stucco)	X		
13	Painting outside trim of unit	X		
14	Repair, replacement and maintenance of outside walls and trim	X		
15	Interior wall paint and coverings		X	
16	Interior floor coverings		X	
17	Maintenance, repair and replacement of boot connecting the drain to the pipe for the Roof System; maintenance, clean out, repair and replacement of pipe connected to boot	X		
18	Maintenance, repair and replacement of drain for the roof system	X		
19	Maintenance, repair and replacement of roof system down to and including plywood deck	X		
20	Upkeep, repair and replacement of all residential building footings, foundations / slabs	X		
21	Faucets — exterior of unit		X	
22	Faucets — interior of unit		X	
23	Light fixtures, wiring, and bulbs connected by Developer to the Association's Common Meter	X		
24	Light fixtures, wiring and bulbs, interior and exterior of unit, connected to Owner's meter		X	

CONDOMINIUM UNIT (cont.)				
25	Maintenance of skylights, such as sealing and caulking	X		
26	Replacement of Skylights (when sealing and caulking will not prevent water intrusion as well as when replacement needed for cracks, scratches or skylight failure)		X	
27	Mailboxes	X		
28	HVAC system and water heaters		X	
CARPORTS AND GARAGES				
29	Exterior painting of garages and carports	X		
30	Interior painting of garage door(s)		X	
31	Hardware and fixtures of garage door(s)		X	
32	Garage door opener		X	
33	Replacement of garage door (unless members approve a special ballot measure to authorize the Association to replace the garage doors)		X	
34	Exterior painting of garage entry door	X		
35	Exterior painting of garage entry door frame	X		
36	Interior painting of garage entry door		X	
37	Hardware and fixtures of garage entry door		X	
38	Replacement of garage entry door		X	
39	Carport and Garage Roof System	X		
40	Upkeep, repair and replacement of garage slab, carport slab and concrete steps from the carport/garage to the Unit, unless caused by Association Common Area tree resulting in crack over 1/2"		X	
41	Upkeep, repair and maintenance of garage slab, carport slab and concrete steps from the carport/garage to the Unit caused by Association Common Area tree resulting in crack over 1/2"	X		
ENTRYWAYS, PATIOS AND BALCONIES				
42	Upkeep, repair and replacement of patio concrete slab, unless caused by Association Common Area tree resulting in crack over 1/2"		X	
43	Upkeep, repair and replacement of patio concrete slab caused by Association Common Area tree resulting in crack over 1/2"	X		
44	Upkeep, repair and replacement of owner installed patio wall between unit and common area		X	
45	Maintenance and upkeep of shrubs, trees and landscaping within patios/balconies		X	
46	Maintenance and upkeep of irrigation system within patio		X	

ENTRYWAYS, PATIOS AND BALCONIES (cont.)				
47	Faucets in patio area		X	
48	Maintenance, repair and replacement of all fire escape balcony surfaces including plywood and underlying framing support appurtenant to each Owner's Unit	X		
49	Maintenance, repair and replacement of all living area balcony surfaces including plywood and underlying framing support appurtenant to each Owner's Unit		X	
50	Painting of wrought iron gates to the Entryway	X		
51	Upkeep, repair and replacement of wrought iron gates in the Entryway, except painting		X	
UTILITIES				
52	Electrical service up to and including the electric meter			X
53	Electrical distribution from the meter to and within the unit		X	
54	Gas service up to and including the gas meter			X
55	Gas distribution from the meter to and within the unit		X	
56	Water distribution up to and including the water meter			X
57	Water distribution shut-off valve	X		
58	Water distribution from the water meter up to the connection with the unit shut-off valve or, if none, to the first pipe connection to the unit, including any pipes under the slab, footings or foundations	X		
59	Water distribution from the unit shut-off valve or, if none, from the first pipe connection to the unit and within the unit, but excluding any pipes under the slab, footings, or foundations		X	
60	Costs for access damage to facilitate any Association-required repairs of a water leak and sewer line repairs (see Section 6.7(c))		X	
61	Telephone and telephone wires (either telephone company or owner)		X	X
62	Cable TV (either cable TV company or owner)		X	X
63	Sewer line repairs from the clean out closest to the sewer lateral, as well as the sewer lateral to the Utility's main line	X		
64	Sewer line repairs within the Residential Unit		X	
65	Sewer line repairs of any pipes under the slab, footings, subfloor or within walls of the Unit	X		
66	Sewer line stoppages/backups (unless caused by roots of trees in common area)		X	
67	Sewer line stoppages/backups caused by roots of trees in common area	X		

APPLIANCES RELATED TO THE CONDOMINIUM UNITS ONLY				
68	Upkeep, repair and replacement of furnace		X	
69	Upkeep, repair and replacement of air conditioner		X	
70	Maintenance, repair and replacement of air duct system		X	
71	Upkeep, repair and replacement of dishwasher		X	
72	Upkeep, repair and replacement of kitchen stove		X	
73	Upkeep, repair and replacement of kitchen and bath cabinets		X	
74	Upkeep, repair and replacement of plumbing fixtures and connections to water and sewer system		X	
75	Upkeep, repair and replacement of bathtubs, shower stall, shower pans, bath and shower tile		X	
COMMON AREA PROPERTY AND LANDSCAPING				
76	Landscaping within common area, excluding landscaping in any exclusive use common area	X		
77	Upkeep, repair and replacement of swimming pools, spas, tennis courts, clubhouse, gated access/exit areas and fountains	X		
78	Trash enclosure area, including gates	X		
79	Irrigation system — common area only (not exclusive use common area)	X		
80	Asphalt Streets and concrete sidewalks	X		