

**EXHIBIT “E”  
MAINTENANCE SCHEDULE**

In this Exhibit “E,” when the “Original” or “Replacement” column is marked with the letter “O,” the Owner of the manor is responsible to perform and pay for painting, maintenance, repair and replacement, as may be applicable, of the indicated item or component. When the “Original” or “Replacement” column is marked with a “C,” the Corporation is responsible to perform and pay for the component. All changes, alterations, or modifications to the Common Area or the exterior of any Unit (including the dwelling thereon) is subject to the prior written approval of the Association even if an Owner is responsible for such maintenance, repair, replacement, or painting in accordance with Article VIII of this Declaration. This schedule is not an exhaustive list of Corporation and Owner maintenance obligations, but is meant to supplement relevant provisions of this Declaration.

COMPONENT	ORIGINAL	ALTERATION/ REPLACEMENT
<b>Interior of Unit</b>		
Floor coverings ( <i>including, but not limited to, carpeting, hardwood, linoleum, and tile</i> )	C	O
Indoor wall surfaces ( <i>including, but not limited to, paint, wallpaper, paneling, and mirrors</i> )	O	O
Interior walls ( <i>including lath, plaster, and drywall as applicable</i> )	C	O*
Ceiling surfaces	C	O*
Cabinets and their hardware, counters and mantles	C	O
Interior doors, doorways, doorframes and their hardware	C	O
Built-in and/or freestanding appliances ( <i>including, but not limited to, microwave, range, dishwasher, refrigerator and oven</i> )	O	O
Exposed Plumbing fixtures ( <i>including, but not limited to, sinks, toilets, bath, shower, faucets, sink hardware, angle stops, and supply hoses</i> )	C	O
Electrical ( <i>including, but not limited to, lighting fixtures, ceiling fans, outlets, and switch wiring and distribution</i> ) Main Panel is NOT included in this item.	O	O
Elements of interior dwelling areas not designated for maintenance by Association.	O	O

COMPONENT	ORIGINAL	ALTERATION/ REPLACEMENT
<b>Exterior and Structural Components of Units and buildings</b>		
Roofs	C	C
Alteration Roofs (including, <i>but not limited to over Atrium, Patios, Balconies, Solar Modifications</i> )	N/A	O
Gutters and downspouts	C	C**
Exterior building surfaces (except for window/sliding door frames and trim)	C	C**
Painting of exterior building surfaces	C	C**
Foundations and structural components of the Unit dwelling area	C	C**
<b>Entry Doors of Unit</b>		
Door hardware ( <i>including, but not limited to, lock, strike plate, doorknob, hinges, and openers</i> )	C	O
Indoor paint or other finish	C	O
Exterior paint or other finish (including door surface, door frames, exterior trim and flashing)	C	O
Replacement of door	N/A	O
Altered Door bell – chime box, transformer, and other components located within the Unit	O	O
Door bell – other components (including but not limited to the button and wiring) located on the exterior of the door or building surface	C	O
Interior surfaces of door and door frames	C	O
Exterior Door frame and jamb	C	O
<b>Windows, Utility Doors and Sliding Glass Doors Serving a Unit</b>		
Decorations and hardware ( <i>including, but not limited to, locks, sashes, tracks, fittings, glazes, stops, gaskets, thresholds, and knobs</i> )	C	O
Exterior paint of window trim, window frames, and window flashing	C	O
Frames/Windows	C	O
Replacement of windows and sliding glass doors	O (Unless hit by a golf ball)	O (Unless hit by a golf ball)
Cleaning of glass surfaces	O	O

<b>COMPONENT</b>	<b>ORIGINAL</b>	<b>ALTERATION/ REPLACEMENT</b>
Repair and replacement of glass	N/A	O
Screens and screen doors	C	O
<b>Fireplaces</b>		
Original Firebox	C	N/A
Firebox Insert	N/A	O
Flue and chimney	N/A	O
<b>Fire, Life and Safety Equipment</b>		
Smoke detector	O	O
Carbon monoxide detector	O	O
Central fire detection and sprinkler systems	C	C
<b>Utility Systems Serving Units</b>		
Plumbing fixtures/faucets exclusively serving a Unit (wherever located)	O	O
Hose Bibs located outside of unit	C	C
Plumbing (water and sewer) and drainage pipes and lines, including all lateral lines, exclusively serving a Unit and located within the Unit	C	C***
Plumbing (water and sewer) and drainage pipes and lines, including all lateral lines, located outside the boundaries of the Unit (even if exclusively serving the Unit)	C	C
Electrical fixtures, wiring, systems and circuit breaker exclusively serving a Unit (wherever located)	C	O
Exterior lighting fixtures exclusively serving a Unit	O	O
Furnaces, ducts, air handler, and other utility service facilities exclusively serving a Unit (wherever located)	O	O
Gas lines and pipes external to unit or in walls of unit	C	C
Water heaters	C	O
Water heater closets, walls, and doors	C	C
Air conditioning and air heating equipment (including compressor and related ductwork) exclusively serving a Unit (wherever located)	O	O

COMPONENT	ORIGINAL	ALTERATION/ REPLACEMENT
Dryer vent and related equipment exclusively serving a Unit or building	C	O
Telephone wiring exclusively serving a Unit and located within the Unit	O	O
Television, audio, video, and internet cables, wiring, connections, and equipment exclusively serving a Unit and located within the Unit (Excludes cable equipment provided by Corporation)	O	O
All other utility systems exclusively serving a Unit even if located in the Common Area	C	C
Security/access control systems serving the Unit (including Association-approved installations such as Ring and other smart doorbells, security or alarm systems, or motion sensor lights)	O	O
<b>Patios/Balconies/Courtyards/Entryways</b>		
Split Rail fences	C	C
Exterior walls (not including Atrium walls)	C	C
Waterproofing for non-enclosed balconies	C	C
Patio/courtyard slab – as built	C	C
Cleaning Patio, Balcony, courtyard, and entryway areas and keeping drains clear/free of debris	O	O
Lighting fixtures	O	O
Owner-installed improvements and landscaping (subject to architectural approval by the Association, as applicable)	O	O
<b>Garages/Carports</b>		
Interior of garages	O	O
Interior of carports	C	C
Structural portions of garage/carport	C	C
Lighting fixtures within an open garage/carport	C	C
Lighting fixtures within and enclosed garage	C	O
Garage door painting, maintenance, repair and replacement	C	O

<b>COMPONENT</b>	<b>ORIGINAL</b>	<b>ALTERATION/ REPLACEMENT</b>
Garage door hardware and accessories <i>(including, but not limited to, lock and opener)</i>	C	O
<b>Termite Treatment in accordance with Section 7.5 of the Declaration</b>		
Termite treatment within the Units	C	C
Termite and other pest control and treatment in the Common Areas	C	C
<b>Common Areas</b>		
Common Area lighting facilities and fixtures	C	C
Underground parking facilities and open space/guest parking areas	C	C
Streets and driveways	C	C
Walkways, pedestrian paths, and breezeways	C	C
Monument/entry signs	C	C
Mailbox and Key	C	C****
Private onsite Common Area sewer and drainage facilities not maintained by local utilities	C	C
Landscaping in the Common Area (except those plants maintained by individual Residents appurtenant to their Unit upon approval by the Corporation)	C	C
Common Area components not designated for maintenance by an Owner pursuant to this Declaration	C	C

Owner maintenance responsibilities set forth in this Exhibit "E" are subject to applicable architectural/design control and approval provisions of this Declaration, as well as other provisions of this Declaration and any applicable Operating Rules adopted by the Board from time to time.

Notes:

- \* If because of moisture intrusion, at no fault of owner, owner provides paint and corporation provides labor to paint.
- \*\* Unless part of an alteration.
- \*\*\* Owner responsible if altered by owner.
- \*\*\*\* Key only replacement, responsibility of owner.