

EXHIBIT A

CHART OF MAINTENANCE RESPONSIBILITIES

<u>Item</u>	<u>Association Responsibility</u>	<u>Owner Responsibility</u>
Driveway **	X	
Mailbox	X	
Garage Coach Lights (electricity and light bulbs)	X	
Garage Lights (interior) (electricity and light bulbs)	X	
Landscaping Maintenance	X	
Sewer System *** (maintenance of laterals)	X	
Sewer System (fees) (billed to Owner as Common Expense) ***		X
Water System (maintenance of laterals) ***	X	
Water System (fees) (billed to Owner as Common Expense) ***		X
Garage Door and Related Mechanical Equipment, if any	X	
Entryway Lights (light bulbs)	X	
Entryway Lights (electricity)	X	
Grounds Lights **	X	
Screens and Storm Windows(Unit)		X
Windows (Unit)		X
Sliding Glass Doors		X
Sidewalks/Walkways **	X	
Front Stoop/Steps (maintenance*)	X	
Stoop (structural maintenance)	X	
Decks, Porches, Patios and/or Balconies (structural)	X	

Decks, Porches, Patios and/or Balconies (maintenance*)		X
A-1		
	Association Responsibility	Owner Responsibility
Roof Repair	X	
Gutters/Leaders	X	
Fences/Walls	X	
Front Door	X	
Exterior Painting	X	
Gateways at Entrance of Condominium	X	
Fences	X	
Retaining Walls	X	
Private Road(s) and Surface Parking Lots **	X	
Street Lights (electricity and light bulbs) **	X	
Yards (mowing and fertilizing)	X	
Signage/Entranceway	X	

*Maintenance, includes snow removal, sweeping, and similar items.

** The Commercial Unit Owner will, however, be responsible for all Limited Common Elements appurtenant to the Commercial Unit. See Section 5.1 of the Declaration.

*** The method of apportioning these utility costs is set forth in the Declaration.