

**COUNTRY PLACE CONDOMINIUM ASSOCIATION
MAINTENANCE RESPONSIBILITY CHART**

Exhibit "A" of By-Laws

* Except to the extent caused by the negligence of a unit owner.

ITEMS	ASSOCIATION RESPONSIBILITY *	UNIT OWNER RESPONSIBILITY
Plumbing and related systems and components thereof:	All maintenance, repair & replacement of these systems serving more than one unit or the common elements. Damage to a unit caused by malfunction of any of the above.	All maintenance, repair & replacement of such systems or portions thereof, within a unit including fixtures and appliances attached thereto. All maintenance, repair and replacement of such systems, or portions thereof, serving only one unit even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above.
Electrical and related systems and components including fixtures.	All maintenance, repair and replacement of these systems serving more than one unit or the common elements.	All maintenance, repair and replacement of such systems, or portions thereof, serving only one unit even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above.
Heating & Cooling systems and their components.	All maintenance, repair and replacement of these systems serving more than one unit or the common elements.	All maintenance, repair and replacement of such systems, or portions thereof, serving only one unit even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above.
Parking spaces	All maintenance, repair & replacement	N/A
Trash storage areas	All maintenance, repair & replacement.	All maintenance, including routine cleaning.

Personal storage areas and mechanical rooms	N/A	All maintenance, repair & replacement, including doors.
Grounds, including all paved areas and other improvements thereon lying outside the main walls of the building with the exceptions noted herein.	All maintenance, repair & replacement, including landscape maintenance and replacement of plantings on the common elements except as noted herein.	All maintenance, including routine cleaning of planters and improvements on patios and balconies.
Buildings, exterior roof, exterior vertical walls, foundations and rain gutters	All maintenance, repair & replacement	N/A
Windows	All replacement, repair & replacement of windows that do not serve a unit. Exterior painting, caulking and glazing of all windows.	All maintenance, repair & replacement of windows and window mechanisms that serve a unit.
Doors	All replacement, repair & replacement of doors that do not serve a unit. Exterior painting only of all doors.	All replacement, repair & replacement of all doors & interior surfaces of doors, including, storm, storage doors, mechanical room, balcony and patio doors, which serve a unit; and all maintenance, repair & replacement of all hardware, weather stripping and sills & trim of such doors. All maintenance, repair & replacement of any glass portion of such doors.
Storm Doors & Screens	All replacement, repair & replacement of storm doors & screens that do not serve a unit.	All replacement, repair & replacement of storm doors & screens that do serve a unit.
Exterior stoops and walkways	All replacement, repair & replacement, including ice and snow removal and routine cleaning.	N/A
Patios and balconies.	All replacement, repair.	All maintenance, including routine cleaning and ice & snow removal.