

EXHIBIT "C"

Maintenance Responsibility Chart

| Each Owner is responsible for the maintenance, repair and replacement of all elements of the Unit, except as otherwise set forth below or in the Governing Documents. The Association is responsible for all of the maintenance, repair and replacement of the Association Property and the Common Area. Notwithstanding the foregoing, in the event of a casualty, the Association shall repair and replace all items covered by the Association's insurance. The Owner Maintenance Manual and the Association Maintenance Manual may also expand on the scope of the maintenance responsibilities set forth below. The maintenance responsibilities below are subject to the provisions of the Declaration, including Section 6.14.1 which allows the Association to require an Owner to pay for any damage to the Association Property or Common Area which was caused by such Owner. | | | | | | | |
|--|--|----------|--------|---------|--|----------------------|--------|
| IMPROVEMENT | MAINTENANCE OBLIGATION & RESPONSIBLE PARTY | | | | | | |
| | Clean | Maintain | Repair | Replace | Paint | Resurface | Repave |
| The interior of the Unit including, without limitation, the interior surfaces of the Unit and all appliances, cabinets, plumbing fixtures and all other items within the Unit whether free-standing or built in | O | O | O | O | O | O (if applicable) | N/A |
| Utility Facilities and equipment which exclusively service the Residential Unit whether located in the Residential Unit, the Common Area or the Association Property | N/A | O | O | O | N/A | N/A | N/A |
| Windows enclosing a Residential Unit or Office Unit including metal frames, tracks and exterior screens of glass doors and windows | A | A | A | A | A (exterior of the window frame only) | N/A | N/A |

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|--|--|----------|--------|---------|--|-----------|--------|
| | Clean | Maintain | Repair | Replace | Paint | Resurface | Repave |
| Windows enclosing a Commercial Unit including interior and exterior, metal frames, tracks and exterior screens of glass doors and windows. | O | O | O | O | A (exterior of the window frame only) | N/A | N/A |
| Doors enclosing an Owner's Residential Unit | O (interior) A (exterior) | A | A | A | O to paint interior A to paint exterior | N/A | N/A |
| The Exclusive Use Deck, Balcony, Stairwell, or Patio Areas (excluding any Improvements located within such areas and excluding any fencing surrounding such areas) | O | O | A | A | A | A | N/A |
| Exterior fixtures including light fixtures, photocells, and light bulbs not servicing the patio, deck, balcony, stairwell and front entry of the Residential Unit | A | A | A | A | A | N/A | N/A |

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|---|--|----------|--------|---------|-------|-----------|--------|
| | Clean | Maintain | Repair | Replace | Paint | Resurface | Repave |
| Railings, fences and walls surrounding any Exclusive Use Common Areas | O | A | A | A | A | N/A | N/A |
| Exterior fixtures including light fixtures, photocells and light bulbs servicing the deck, patio and front entry of the Residential Unit | O | O | O | O | O | N/A | N/A |
| The individual lock for the Residential Unit's applicable mailbox (subject to Postal requirements) | O | O | O | O | N/A | N/A | N/A |
| Established system of drainage within the Owner's Exclusive Use Common Areas | O | O | O | O | N/A | N/A | N/A |
| All Common Area including without limitation, roof, structural components, bearing walls, foundations, except for any Exclusive Use Common Areas as provided herein | A | A | A | A | A | A | A |
| Assigned Storage Spaces | O | A | A | A | A | N/A | N/A |

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|--|--|----------|--------|---------|-------|-----------|--------|
| | Clean | Maintain | Repair | Replace | Paint | Resurface | Repave |
| Association Property such as Private Streets, landscaping, Parking Garage, Recreational Facilities, open spaces situated within the Association Property, except for any Exclusive Use Common Areas as provided herein | A | A | A | A | A | A | A |
| All Utility Facilities serving two or more Condominiums, and all private Utility Facilities whether located in the Association Property or Common Area | N/A | A | A | A | N/A | N/A | N/A |
| Cluster Mailboxes (excluding locks on individual mailboxes) | A | A | A | A | A | N/A | N/A |
| Walls and railings on Association Property that do not enclose a Residential Unit's Exclusive Use Common Area | A | A | A | A | A | N/A | N/A |
| Off-Site Maintenance Areas | A | A | A | A | N/A | N/A | N/A |