

**Highland Estates PUD**  
**MAINTENANCE RESPONSIBILITY CHART**

The following chart summarizes the division of responsibility for maintenance, repair, and replacement between the Association and Owners. In the event of a conflict, the terms of the Declaration will control over this chart.

	<b>EXTERIOR</b>	<b>HOA</b>	<b>OWNER</b>
1	Common Areas and Facilities, and Limited Common Areas. <sup>1</sup>	X	
2	Roofs, gutters, downspouts; exterior building surfaces (including paint); trees, shrubs, grass; and other exterior improvements (e.g., fences, sprinklers, but excluding glass surfaces). <sup>2</sup>	X	
3	Walks and driveways. <sup>3</sup>	X	
	<b>INTERIOR</b>		
4	Interiors of Units including utilities, appliances, paint, furnaces, air conditioners (including outside compressors), <sup>4</sup> and other things not listed as the responsibility of the HOA.		X

---

<sup>1</sup> First Amended and Restated Declaration of Covenants, Conditions, and Restrictions, recorded Nov. 13, 2000, Art. 19(b)

<sup>2</sup> Decl. Art. 19(c)

<sup>3</sup> Decl. Art. 19(c)

<sup>4</sup> Decl. Art. 19(a)