

## Rodeo Lane Homeowners Association 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 with this chart, the Declaration controls.

	<b>EXTERIOR</b>	<b>HOA</b>	<b>OWNER</b>
1	<b>Common Area.</b> (1) All real property not part of a Town Home as defined; (2) all <u>common</u> <sup>1</sup> structural parts of buildings including foundations, columns, joists, beams, supports, supporting walls, exterior walls, floors, ceiling and roofs; (3) all exterior walkways, driveways, streets, recreational areas and facilities, yards, fences, service and parking areas; (4) all common utility pipe or line or system servicing more than a single Town Home, and all ducts, wires, conduits, and other accessories used therewith; and (5) all areas on the Plat designated as Common Area or Limited Common Area. <sup>2</sup>	X	
2	<b>Limited Common Area.</b> Considered Common Area. <sup>3</sup>	X	
3	<b>Exteriors of Buildings—Attached Units.</b> Exteriors of buildings containing multiple attached Units are considered Common Area. <sup>4</sup>	X	
4	<b>Exteriors of Buildings—Detached Units.</b> Considered private. <sup>5</sup>		X
5	<b>Lots.</b> Each Lot and all appurtenances thereon that serve only that Lot are considered part of the Unit on that Lot, including A/C equipment. <sup>6</sup>		X
	<b>INTERIOR</b>		
6	<b>Units.</b> All decorated interiors, all surfaces of interior structural walls, floors and ceilings, windows and window frames, doors and door frames and trim, wallpaper, paint, flooring, carpeting, and tile. <sup>7</sup>  All pipes, wires, conduits, or other public utility lines or installations serving only a Unit, and structural members other than bearing walls, which are removable without jeopardizing the soundness, safety, or usefulness of the remainder of the building within which the Unit is situated, shall be considered part of the Unit. <sup>8</sup>		X

D = Amended Declaration 2004-06-09  
B = Amended Bylaws, recorded w/Decl.  
R = Recitals

<sup>1</sup> **NOTE:** There appear to be two detached Units in the HOA, one on Lot 29 and the other on Lot 30. Assuming each of those buildings contain only a single living Unit, the structural parts of the building are not “common” but are considered part of the privately-owned living Units. Each of the other buildings appear to contain four attached Unitssuch that the word “common” does apply to those buildings.

<sup>2</sup> Decl., Arts. III(14) & I(7)

<sup>3</sup> Decl., Arts. III(14) & I(7)(e)

<sup>4</sup> See definitions of “Common Area” and “Town Home”, and the **NOTE** above.

<sup>5</sup> See definitions of “Common Area” and “Town Home”, and the **NOTE** above.

<sup>6</sup> Decl., Arts. III(15) & I(22)

<sup>7</sup> Decl., Arts. III(15) & I(22)

<sup>8</sup> Decl., Arts. III(15) & I(22)