

BRITTANY LANDING BAY ASSOCIATION  
MAINTENANCE RESPONSIBILITIES OF  
ASSOCIATION AND INDIVIDUAL **RESIDENCE (TOWNHOUSE)** OWNERS

THE FOLLOWING MAINTENANCE MATRIX RELATES TO RESIDENCE (TOWNHOUSE) LOTS. IT IS INTENDED TO REFLECT THE REQUIREMENTS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs") OF BRITTANY LANDING BAY AS TO THE ALLOCATION OF MAINTENANCE RESPONSIBILITIES BETWEEN THE ASSOCIATION AND THE OWNERS FOR THESE TYPES OF DWELLINGS. IN THE EVENT OF ANY CONFLICT BETWEEN THIS MAINTENANCE MATRIX AND THE CC&Rs, THE CC&Rs SHALL GOVERN. RESIDENCE OWNERS ARE SOLELY RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE RESIDENCE INTERORS INCLUDING BUT NOT LIMITED TO FLOOR COVERINGS, PAINT, FIXTURES, FURNISHINGS, APPLIANCES ETC. THE ASSOCIATION IS SOLELY RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON AREA COMPONENTS (INCLUDING LANDSCAPING), EXCEPT AS OTHERWISE INDICATED IN THE FOLLOWING TABLE.

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ITEM	ASSOCIATION	OWNER
<b>EXTERIOR OF RESIDENTIAL BUILDINGS</b>		
Balcony Framing, flashing and Support Beams	Painting of exposed exterior surfaces only	X
Balcony Walking Surfaces		X
Downspouts	X	
Driveways	X	
Entry Doors		X
Entry Door Frames	Painting of exterior surfaces only	X
Entry Door Trim	Painting of exterior surfaces only	X
Entry Door Weather-stripping & Hardware		X
Exterior Lights and Light Fixtures		X
Exterior Walls & Framing	Painting of exposed <sup>1</sup> exterior surfaces only	
Fireplaces (including flue, firebox, chimney)		X
Fireplaces - spark arrestor & chimney cap	X	
Foundations		X
Garage Door Frames	Painting of Exterior Surfaces Only	X
Garage Door Opener Equipment, Wiring & Supports		X
Garage Doors-Original	Sheathing only	X
Garage Doors –Owner Installed		X
Gutters	X	
Party Walls (Walls Separating Two Residences)		X (Costs shared by owners on each side)
Roofs	X	
Siding	X	
Wood Destroying Pests & Organisms -Eradication		X
Wood Destroying Pests & Organisms -Damage Repair		X
<b>Other Portions of Residential Lots</b>		

<sup>1</sup> "Exposed" surfaces are those visible from outside the building without removing other structures or materials.

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ITEM	ASSOCIATION	OWNER
Driveways	X	
Fences (Not Party Fences)	Perimeter only	X
Fences –Party Fences (Fences Separating 2 Lots)		X (Costs shared by owners on each side)
Landscaping -Enclosed Portion of Lot		X
Landscaping –Unenclosed Portion of Lot	X	
Sidewalks	X	
<b>Utilities &amp; Other Equipment Serving Individual Residence</b>		
Cable TV Equipment (wherever located)		X
Circuit Breaker and Breaker Boxes		X
Door Bell Buttons, Chimes, Bells & Transformers		X
Drain Lines (wherever located)		X
Electrical outlets		X
Furnaces & Fireplaces		X
Plumbing lines and Fixtures (wherever located)		X
Radio Transmitter to Front Gate		X
Sewer Cleanout		X
Sewer Lines (wherever located)	X	
Switches		X
Telephone Equipment & Wiring (wherever located)		X
Vent Fans		X
Vents, ducts & flues	X (Only where there is roof penetration: owners still responsible for cleaning)	X
Wiring & Conduit (wherever located)		X
Keys and Gate Openers		X