

BLUFF COUNTRY VILLAGE TOWNHOMES ASSOCIATION
 Maintenance Responsibility Matrix

FINAL

ITEM	Maintenance Service Needed	OTHER	RESPONSIBILITY		EXPENSE FUNDING		
			Association	*Individual Homeowner	Operating Expense	Reserve Expense	Owner Assessment
Air Conditioner & Pad	Replacement		X	X			X
Concrete Driveways	Repair		X				X
Asphalt Streets (Public)	Sealcoat	CITY					
	Replacement	CITY					
Asphalt Streets (Private)	Repair	CITY					
	Sealcoat	Master					
Attic	Replacement	Master					
	Repair	Master					
Brickwork (including mortar)	Replacement			X			
	Repair		X				
Caulking - Exterior	Replacement		X		X		
	Exterior Repair		X		X		
Columns, Girders, Beams and Supports	Repair		X				
	Replacement		X			X	
Patios & Garage Floors				X			
Decks				X			
Door - Front Entry (exterior)	Frames			X			
	Glass			X			
Door - Storm	Hardware			X			
	Paint			X			
Door - Sliding Glass (exterior)	Frames			X			
	Glass/Screen			X			
Dryer Vents	Hardware			X			
	Paint			X			
Exterior Lights	Repair			X			
	Replacement			X			
Exterior Lights	Fixtures ~ Repair		X		X		
	Fixtures ~ Replace		X				
Exterior Lights	Bulbs ~ Garage		X				X

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Exterior Lights (Cont')	Bulbs ~ Deck/Patios			X			
	Bulbs ~ All Others			X			
Exterior surfaces of buildings	Repair		X		X		
	Replace		X			X	
	Common Elements		X		X		
Garage Doors	Unit			X			
	Painting ~ Interior			X			
	Painting ~ Exterior			X			
	Replacement ~ Section			X			
	Replacement ~ Full Door			X			
	Mechanical Components			X			
	Door ~ Openers			X			
	Door ~ Accessories			X			
	Interior Door Seal			X			
	Cleaning			X		X	
Front Gutters and Downspouts	Repair		X		X		
	Replacement		X			X	
	Replacement						
Rear Gutters and Downspouts	Cleaning		X			X	
	Repair			X			
	Replacement			X			
Irrigation Systems - Common Elements	Installation			X			
	Repair	Master					
	Replacement	Master					
Irrigation Systems - Within Unit	Repair	Master					
	Replacement	Master					
	Replacement	Master					
Grounds (including lawns, yards, gardens and plantings established by Master Declarant or Master Association)	Maintenance	Master					
	Plant Replacement	Master					
Light Poles in Common Elements	Repair	Xcel Owned and repaired					
	Replacement	Xcel Owned and repaired					
Mailbox Kiosks	Repair	Master					
	Replacement	Master					
Party Wall	Interior			X			
	Exterior			X			

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Porches, Stoops and Doorsteps	Repair Replacement			X				
Retaining Walls - Common Elements	Repair Replacement		X		X			
Retaining Walls - Within Unit	Repair Replacement			X				
Roof	Repair Replacement		X		X			
Satellite Dishes	Repair Replacement			X				
Shutters	Repair Replacement		X		X			
Sidewalks	Within Common Elements - Repair Within Common Elements - Replace		X		X			
Siding/Wood Trim	Repair Painting Replacement		X		X			
Solar Tubes	Repair Replacement		X			X		X
Spigots - Exterior	Repair Replacement			X				
Spigots - In Garage	Repair Replacement			X				
Utility Lines	Water ~ Exterior ^s Water ~ Interior Sewer ~ Exterior ^s Sewer ~ Interior		X	X	X			
Utility Lines (Cont'l)	Gas ~ Exterior ^s Gas ~ Interior Electricity ~ Exterior ^s including outlets Electricity ~ Interior		X	X	X			
Vinyl Fence/Privacy screen between Dwellings	Repair			X				

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Windows	Replacement			X			
	Frames			X			
	Glass/Screen			X			
	Hardware			X			

*Individual Owner Responsibility items are to be handled directly and paid for directly by individual owners.

¹Pursuant to Section 13.01 of the Declaration, those portions of Common Elements defined as Limited Common Elements (as designated on CIC plat or which are allocated for benefit of 1 or more, but fewer than all Units) shall be maintained (including repair and replacement) by the Owner except for those Limited Common Elements identified in Section 13.01 as the Association's responsibility to maintain.

²Pursuant to Section 10.04 of the Declaration, the Association may assess any Common Expense that benefits fewer than all Units exclusively against and equally among the benefited Units. Pursuant to Section 10.04 of the Declaration, the Association may, without vote of Owners, levy a maintenance assessment to cover the costs of maintenance, repair or replacement of any exterior part of one or more Dwellings and any improvements to a Unit or Units. These assessments are intended to provide funding for "staged" maintenance (maintenance project undertaken over a series of years).

³Pursuant to Section 13.01 of the Declaration, sewer, water lines and other utilities from street to the foundation of the Dwelling must be maintained by Association.

Pursuant to Section 1.01(I) of the Declaration, a "Unit" is defined as a platted lot as shown on the CIC Plat. Such "Unit" includes the "Dwelling" as well as land surrounding the Dwelling that lies within the boundary lines of a lot.

THIS MATRIX IS MERELY A GUIDE. IN THE EVENT OF A CONFLICT BETWEEN THIS MATRIX AND THE ASSOCIATION'S GOVERNING DOCUMENTS, THE GOVERNING DOCUMENTS SHALL TAKE PRECEDENCE.

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