

**THE SUNRIDGE CONDOMINIUMS
SCHEDULE OF MAINTENANCE RESPONSIBILITIES**

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MAINTENANCE RESPONSIBILITIES:

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Owners, severally, and the Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determine ownership. In many cases maintenance responsibility is allocated to the Association to ensure central maintenance responsibility, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of an Owner (or members of his household, tenants, employees, agents, visitors, guests or pets), the Association will perform the necessary maintenance at the sole expense of the Owner.

COLUMN I: Items * Items appearing in this column are illustrative and not exhaustive.

COLUMN II: Common Elements Under Association Responsibility * Responsibility for determining and providing for the maintenance, repair and replacement requirements of the Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.

COLUMN III: Limited Common Elements Under Association Responsibility * Responsibility for determining the maintenance, repair and replacement requirements of the Common Elements shall be shared responsibility between the Board of Directors and the Owner of a Unit to which a specific Limited Common Element is exclusively appurtenant; provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.

COLUMN IV: Unit Components Under Association Responsibility * The items in this column are legally and by definition a part of a Unit but are attached or directly connected to or associated with the Common Elements and common expense items in such a way that a clear distinction between Owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of The Building. Thus, certain costs which appear to benefit a single Owner but which affect other Owners are declared a common expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined Common Elements and common expenses.

COLUMN V: Certain Other Components Under Owner's Responsibility Without Respect to Ownership of the Component * The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities expressly provided for otherwise.

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ITEMS	COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	UNIT COMPONENTS UNDER ASSOCIATION RESPONSIBILITY	CERTAIN OTHER COMPONENTS UNDER UNIT OWNER'S RESPONSIBILI- TIES WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENTS
Grounds, including all landscaped and paved areas, sprinkling systems and other improvements thereon lying outside the Buildings' foundations with the exceptions noted herein.	All, in all regards.	Privacy fences.	—	Maintenance of landscaping and general housekeeping of the area within the private patio privacy fences.
The Buildings' roof, exterior walls, foundation.	All, in all regards, with exceptions noted herein regarding routine cleaning.	—	—	—
Windows.	Exterior painting, and exterior caulking only.	—	—	Routine cleaning, repair and replacement of glass in the windows and window mechanisms serving an Apartment.
Doors, Apartment entry.	All surfaces which are not exposed to the interior of an Apartment, including door panel, buck, trim and sill.	—	—	Apartment side of door panel, interior trim, all hardware including lock, door chime assembly, hinges/closure and weather stripping.
Doors, patio, balcony, and deck.	All surfaces which are not exposed to the interior of an Apartment excluding glass, including door panel, buck, trim and sill.	—	—	Apartment side of door panel, including glass replacement, interior trim, door mechanisms, hinge/closure and weather stripping.

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I ITEMS	II COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	III LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	IV UNIT COMPONENTS UNDER ASSOCIATION RESPONSIBILITY	V CERTAIN OTHER COMPONENTS UNDER UNIT OWNER'S RESPONSIBILI- TIES WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENTS
Doors, Garage	All exterior maintenance except glass replacement and the electrical door opening mechanism, if any.	—	—	Glass replacement and the electrical door opening mechanism if any.
Plumbing and related systems and components thereof.	All maintenance, repair and replacement of portions of plumbing constituting service to more than one Apartment. Water damage to Common Elements or other Apartments than the one which is the primary source of the problem through negligence of the occupants of such Apartment.	—	Only to the extent that a malfunction or threat of same has originated outside the Apartment in which the malfunction occurs or may occur. Also damage caused to such Apartment from causes initially occurring outside that Apartment.	All portions within an Apartment serving only that Apartment, including fixtures and appliance attached thereto. Water damage to an Apartment, when the primary source of the problem is through negligence of the occupants of that Apartment.
Electrical and related systems and components thereof, including fixtures.	Systems including fixtures and appliances serving more than one Apartment, all in all regards.	—	—	Systems including fixtures and appliances, serving only on Apartment, all in all regards including exterior fixtures serving primarily only one Apartment.
Heating systems and components thereof.	Systems serving more than one Apartment, all in all regards.	—	—	All heating and related system and components thereof serving only one Apartment, all in all regards.

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THE BURLINGHAM CONDOMINIUMS
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ITEMS	COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	UNIT COMPONENTS UNDER ASSOCIATION RESPONSIBILITY	CERTAIN OTHER COMPONENTS UNDER UNIT OWNER'S RESPONSIBILI- TIES WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENTS
Garage Spaces, Storage Spaces	—	All, in all regards, except routine cleaning.	—	Routine cleaning.
Trash collection sys- tem.	All, in all regards.	—	—	—
Balconies, Decks	—	All in all regards, except routine cleaning and floor maintenance.	—	Routine cleaning and floor maintenance
Walkways, within the - private patio area and entry ways	—	All, in all regards except routine cleaning and ice and snow removal	—	Routine cleaning and ice and snow removal by the Owners served thereby
Walkways, outside of private patio area.	All, in all regards except ice and snow removal.	—	—	Ice and snow removal by Owners served thereby.
Exterior Stairs	All, in all regards except ice and snow removal	—	—	Ice and snow removal by Owners served thereby.
Chimneys.	All, in all regards.	—	—	—
Garage Aprons	—	All, in all regards except ice and snow removal	—	Ice and snow removal by Owners served thereby.
Crawl Spaces	—	All, in all regards.	—	—
Swimming Pool and Changing Rooms.	All, in all regards.	—	—	—

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