

EXHIBIT "D"

VILLAS DE LAS FLORES ASSOCIATION

ALLOCATION OF MAINTENANCE RESPONSIBILITIES

COMPONENTS OF PROJECT	A=ASSOCIATION O=OWNER	
	A	O
RESIDENTIAL UNIT		
Exterior painting of front door	X	
Exterior painting of front door frame	X	
Interior painting of front door		X
Hardware, weather stripping and fixtures of all doors and windows		X
Replacement of front door and door frame	X	
Interior painting of unit		X
Repair and replacement of window screens		X
Repair and replacement of sliding screens		X
Repair and replacement of windows, glass, rollers and sliding doors		X
Repair and replacement of sliding door frames, rollers and window frames		X
Painting exterior of building	X	
Repair, replacement and maintenance of outside walls and trim	X	
Interior wall paint and coverings		X
Interior floor coverings		X
Residential Unit roof repair and replacement	X	
Upkeep, repair and replacement of all residential building footings, foundations and slabs, including Carports (other than routine cleaning)	X	
Repair of slab leaks	X	
Repair of damage to the interior of a Unit resulting from a slab leak or from the repair of a slab leak (including, but not limited to, damage to floor coverings, furniture, cabinets, molding, dry wall, and personal property, water damage, dry out, mold damage and remediation)		X
Faucets – exterior of Unit, including shut off valve/handle (if serving individual unit)		X
Faucets – interior of Unit		X
Light fixtures and bulbs – interior and exterior of unit, including patio security lights		X
Front entryways, walkways to unit (other than routine cleaning)	X	
Mold originating within unit		X

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Mold originating in common area	X	
Pressure Regulator	X	
Shut off valve/handle – exterior of Unit	X	
Wires and electrical installations within the exterior wall of the building and serving such unit including breaker boxes		X
Any owner installed improvements on exterior (remember that prior Association approval is required for <i>all</i> exterior owner installed improvements)		X
Heating, ventilation and air conditioning system (including any platform required by local ordinance) and water heaters including all components such as flue controls, drains, ducts, wherever located		X
Dryer vents		X
Water pipes in common area wall, serving only one Unit		X
Water pipes underneath slab	X	
Utilities outside a Unit serving more than one Unit	X ⁱ	
CARPORTS		
Exterior painting of carports	X	
Carport Roof System	X	
Exterior lights on carports	X	
Interior lights inside carports	X	
Maintenance cleaning of oil or other debris from floor of carport		X
Maintenance, repair and replacement of cabinets and hardware in carport	X	
PATIOS/BALCONIES		
Repair and replacement of patio slab		X
Repair and replacement of original front patio slab (no walls)		X
Maintenance and upkeep of shrubs and landscaping inside patio walls		X
Watering, maintenance and upkeep of owner installed plants		X
Maintenance and upkeep of irrigation system within enclosed patio (whether connected to Common Area lines or connected to individual Unit)		X
Maintenance or upkeep of irrigation lines and equipment connected to Common Area lines not in enclosed patio		X
Maintenance, repair or replacement of gate, walls/fences and railings surrounding decks and patios, unless damaged by Owner	X	
Patio light fixture and bulb including security lighting		X
Painting of patio/gates/fences/balcony railings	X	
Maintenance, repair and replacement of built-in storage cabinets in patio area		X

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UTILITIES		
Electrical service and repairs in Common Area (not including outlets within the interior of the unit)	X	
Electrical outlets within the unit		X
Maintenance of gas lines to pools	X	
Water service to project and shut-off valve PRV's to each building	X	
Pipes, sewage and drain outlets (including stoppages) within the interior of the units		X
Telephone and telephone wires (either telephone company or owner)		X ¹
Cable TV/satellite dishes		X ¹
Sewer system line breaks outside the exterior wall of the building or under the slab/floor, footings, or foundations	X	
APPLIANCES RELATED TO THE UNITS ONLY		
Maintenance, repair and replacement of furnace		X
Maintenance, repair and replacement of heating and air conditioner and related equipment drain and controls, etc.		X
Maintenance, repair and replacement of air ducts and dryer vents		X
Maintenance, repair and replacement of dishwasher, piping, and related components		X
Maintenance, repair and replacement of kitchen stove, vent fans, ducts and related components		X
Maintenance, repair and replacement of kitchen and bath cabinets, toilets and fixtures		X
Repair and replacement of internal installations of the unit, such as water, light, gas, power, sewage, telephones, cable, heating and air-conditioning system, sanitary installations, doors, windows, door and window frames and screens, lamps, dryer vents and all accessories belonging to the unit area		X
Storage closet doors within patio – painting, repair, replacement, excluding hardware	X	
Maintenance, repair and replacement of interior plumbing fixtures (i.e., toilet, sink and connections to water and sewer system)		X
Maintenance, repair and replacement of bathtubs, shower stall, shower pans, bath and shower tile, tub and shower valves		X
Any other interior appliances		X
COMMON AREA AND RECREATION AREA		
Mailbox structure	X	
Mailbox lock and key replacement		X
Landscaping (but excluding landscaping in any patio area)	X	

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Upkeep, repair and replacement of swimming pools, spas, tennis court, and other common area facilities or improvements	X	
Irrigation system (excluding patio landscaping)	X	
Driveways, walkways and Private Streets	X	
Any damage caused by Owner, family members, guests, tenants or contractors		X
Pest control/termite control within Common Area and Recreation Area	X	
PEST CONTROL		
Inspection and treatment of termites within the unit and within the bearing walls, or other structural components of the Condominium Building	X	
Inspection and treatment of pests (other than termites) within the Unit and within the bearing walls, attics, or other structural components of the Condominium Building		X
Repair of Unit due to pests and termites		X
Repair of bearing walls, attics or other structural components of Condominium Building due to pests and termites	X	
Inspection and treatment of pests in Common Area and exterior surfaces of Condominium Building	X	
Repair of Common Area or exterior surfaces of Condominium Building due to pests	X	

¹ To the extent, if any, that a component is not maintained by a utility company, the Association or applicable Owner will be responsible as indicated above.