

EXHIBIT C MAINTENANCE RESPONSIBILITY CHART		
	ASSOCIATION	HOMEOWNER
1	BALCONIES & RAILINGS	A
2	BRICK & MORTAR EXTERIOR	A
3	CHIMNEY CAP	A
4	DOOR FRAMES/JAMBS & THRESHOLDS	A
5	EXTERIOR DOOR FRAMES	A
6	EXTERIOR ROOF EXHAUST FAN OUTLETS	A
7	EXTERIOR OUTLETS FOR DRYERS OR STOVES	
8	EXTERIOR DOOR HARDWARE & ELECT. APPARATUS (DOORBELLS & REMOTE OPENERS)	O
9	EXTERIOR DOORS - FRONT, FRENCH WINDOWS - MAINTENANCE	O
10	EXTERIOR DOORS - FRONT, FRENCH WINDOWS - REPLACEMENT (1)	
11	EXTERIOR STAIRS AND LANDINGS	O
12	FOUNDATIONS	A
13	FIREPLACES, FLUES, DUCTS, WIRING, CONDUITS	A
14	FIREWALLS	O
15	FIREWALL CROWNS (PARAPET WALLS & CAP/COPING)	A
16	GARAGE DOOR FRAMES - REPLACEMENT	A
17	GARAGE DOORS - REPLACEMENT	A
18	GARBAGE PAILS (IN-GROUND)	A
19	GAS LINES FROM UNIT METER TO INTERIOR OF UNIT SERVING ONLY THAT UNIT	
20	GAS LINES TO UNIT METER FROM GAS COMPANY (GC)	O
21	GUTTERS, GUTTER GUARDS & DOWNSPOUTS	A
22	HVAC (HEATING, VENTILATING, AIR CONDITIONING SYSTEMS AND ALL LINES)	A
23	LANDSCAPING & MAINTENANCE OF AREAS BESIDE HOMES & ADJACENT TO DRIVEWAYS	O
24	LIGHTING (GENERAL ILLUMINATION) EXTERIOR/GROUNDS	A
25	LIGHTING (ENTRY & APPROVED OWNER INSTALLED)	A
26	LINES & PIPES & CONDUITS (WATER & SEWER) WITHIN WALLS OR SLAB SERVING ONLY ONE UNIT	O
27	OUTSIDE FAUCETS THAT SERVE ONLY ONE UNIT	O
28	PAINTING OF ALL EXTERIOR ELEMENTS	
29	PATIO INTERIOR, INCLUDING PATIO FLOOR, LANDSCAPING & TREES (2)	A
30	PATIO GATES	O
31	PAVEMENT (STONE), ASPHALT & CURBS FOR ENTIRE PROPERTY	A
32	PEST AND RODENT CONTROL INSIDE UNITS	A
33	PEST AND RODENT CONTROL OUTSIDE UNITS	O
34	POWER LINES FROM GA POWER POLE TO METER (COMMON AREA LINES)	A
35	POWER LINE FROM METER INTO UNIT SERVING ONLY THAT UNIT	A
36	ROOF	O
37	ROOFING OF BALCONIES & 3RD & 4TH FLOOR DORMERS (SEE WINDOWS SEPARATELY)	A
38	RAILINGS (ON FRONT EXTERIOR STAIRS)	A
39	SATELLITE - INSTALLATION & MAINTENANCE	A
40	SCREENS (DOORS & WINDOWS) SERVING ONLY ONE UNIT	O
41	SEWER LINES SERVING MORE THAN ONE UNIT (COMMON ELEMENTS)	O
42	SHUTTERS	A
43	STEPS FROM PATIO TO OUTSIDE	A
44	STORM DOORS AND WINDOWS (EXTERIOR MODIFICATIONS)	A
45	WATER LINES FROM METER TO UNITS (COMMON ELEMENTS)	O
46	WALLS (ALL INTERIOR WALLS, INCLUDING STUD WALLS ADJACENT TO FIREWALLS)	A
47	WALLS (ALL BRICK WALLS SURROUNDING PATIOS)	O
48	WINDOW FRAMES (JAMBS & HARDWARE)	A
49	WINDOW SILLS & HEADERS (EXTERIOR MASONRY)	A
50	WINDOWS: WOOD & GLASS AND/OR METAL & GLASS & SKYLIGHTS - MAINTENANCE	A
51	WINDOWS, INCLUDING ANY EXTERIOR MODIFICATIONS & SKYLIGHTS - REPLACEMENT (1)	O
	(1) WINDOW & DOOR SPECIFICATIONS ARE PUBLISHED IN RULES & REGULATIONS	
	(2) LIST OF RECOMMENDED TREES FOR PATIOS IS PUBLISHED IN RULES & REGULATIONS	