

**APPENDIX "C"**  
**MAINTENANCE RESPONSIBILITY CHART**

"all aspects" includes maintenance, repair and replacement, as needed

<b>Component of Property</b>	<b>Area of Common Responsibility</b>	<b>Owner Responsibility</b>
Roofs	All Aspects	None
Roof-mounted attachments	All Aspects with the exception of attachments added by the Owner or any Occupant such as antennas, satellite dishes, solar panels, etc. Any damage caused by the addition of any attachment other than the original construction and installation will not be covered by the Association and will be the sole responsibility of the Owner to repair	None notwithstanding, the conditions as shown under the Area of Common Responsibility. Owner or Occupant shall be responsible for any damage caused by the addition or attachment of any apparatus to the roof. The repair for any such damage shall be the sole responsibility of the Owner or Occupant
Exterior vertical walls of buildings, other exterior features of buildings not specifically listed in chart	Outermost materials only, such as siding, stucco and brick, and any coatings or surface treatments on the material, such as paint or sealant	All other aspects, including wall cavities and insulation
Building foundations, patio slabs and A/C slabs	None	All aspects, including tolerance for minor cracks that are inevitable results of the natural movement of soil (expansion and contraction), shrinkage during the curing of the concrete and settling of the building
Concrete driveways and sidewalks	All structural aspects only	Routine cleaning and tolerance for minor cracks that are inevitable results of the natural expansion and contraction of soil, shrinkage during the curing of the concrete and settling of the building
Retaining walls	All aspects	None
Displays of street numbers on exterior doors or building surfaces	All aspects	None
Gutters and downspouts	All aspects	None
Grounds — outside the fenced yards ( if any).	All aspects	None
Yard irrigation system (sprinkler)	All aspects	None

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Exterior light fixtures on buildings	None	All aspects
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Garages	None	All aspects. Includes routine interior cleaning, interior wall and ceiling materials, garage door, pedestrian door, automatic garage door opener, remote controls, interior light fixture, and interior electrical outlets.
Insulation and weather-stripping	None	All aspects
Chimneys and fireplaces	None	All aspects
Fences and gates around private townhome yards ( if any)	None	All aspects
Townhome interiors, including improvements, fixtures, partition walls and floors within townhome	None	All aspects
Sheetrock in townhomes (walls and ceilings) and treatments on walls	None	All aspects
Improvements and grounds in private patio/yards	None	All aspects
Exterior doors of townhomes	None	All aspects of the garage door, and all aspects of other doors, including paint, door frame, door, glass panes, hardware, locks, peep-holes, thresholds, weather stripping and doorbells
Windows	Periodic exterior caulking in connection with exterior painting	All other aspects, including window frames, window sill flashings, window seals and sealants, screens, window locks, glass panes, glazing, interior caulking
Water, sewer, electrical lines and systems	None for lines and systems serving the lots or for electrical problems or issues originating from within the townhome	All aspects of lines and systems serving the lot for water, sewer, and electrical
Heating and cooling systems and water heaters	None	All aspects

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Intrusion alarms on doors/windows, smoke/heat detectors, monitoring equipment	None	All aspects
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<b>Component of Property</b>	<b>Area of Common Responsibility</b>	<b>Owner Responsibility</b>
Cable for television or Internet	Standards for location and appearance of cable and/or conduit	All other aspects
Television antennas and satellite dishes	Standards for location and appearance of exterior-mounted devices	All other aspects

Note 1 : The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such a component.

Note 2: If the owner is responsible for a component of the building that is shared with one or more other townhomes in the building, such as roof trusses and the foundation, the responsibility is shared by the owners of all the townhomes in the building. If the owners of the townhomes in the building cannot agree on an equitable division of the costs based on the circumstances, the division will be equal among the townhomes although one townhome may be more affected than the others. If the owners of the townhomes cannot agree on any aspect of maintenance that requires their joint participation, the matter will be decided by a 3-person ad hoc committee appointed by the board.

Note 3: If an owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the owner.

Note 4: This Maintenance Responsibility Chart may be revised by the Association, with the approval of owners representing at least a majority of the townhomes in the Property. A revised Chart must be recorded in the Real Property Records of Dallas County, Texas. The Declarant may revise at any time during Declarant status period.

**Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
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