

<b>REPAIR/MAINTENANCE MATRIX as of 6/30/2018</b>		
(ref: Amendment to Condominium Declaration dated 8/3/2010 and Original Condominium Declaration; By-Laws & Articles of Incorporation)	ASSOCIATION	OWNER
<b>CONDOMINIUM STRUCTURE:</b>		
Roof Repair/Replacement - including skylights	X	
Gutters and Downspouts- Aluminum or equivalent expense	X	
Special Gutters - Copper, Leafless, etc.		X
Building Exterior - Repair, paint & caulk	X	
Building Interior - Maintain, repair & replace all structural components		X
Doors and Windows - including mullions		X
Water and Sewer lines to the exterior unit connection	X	
Water and Sewer lines at, inside and under the unit		X
Heating & Airconditioning units, ductwork & associated utilities		X
Communication utilities - e.g. telephone, cable, TV, etc.		X
Brick Fireplace Exterior	X	
Unit Slab (Concrete), Fireplace Insert and Flue		X
<b>LIMITED COMMON AREAS:</b>		
Original Brickwalls/ Iron Fences / Gates	X	
Concrete Driveways, Walkways and Courtyards	X	
Owner Installed Irrigation Systems		X
All Decks		X
<b>COMMON AREAS:</b>		
Tree Removal Cost - If deemed a safety hazard by tree professional	X	
Tree Removal Cost - For aesthetic reasons		X
<b>Maintenance of Flower Beds and Landscaping:</b>		
Original Flower Beds and Landscaping in Common Areas	X	
Flower Beds in Limited Common Areas adjacent to condos		X
Flower Beds in Limited Common Areas inside of Courtyard		X
<b>Creating a new Flower Bed/Landscaping: Approval Needed By:</b>		
Beds located Immediately Adjacent to condo		X
Beds located Inside of Courtyard		X
Beds located in Common Areas	X	
<i>Beds or Landscaping added by any owner that causes damage to the unit or common area - Repair cost to be borne by current unit owner</i>		X
<b>ALTERING THE OUTSIDE OF THE STRUCTURE IN ANY MANNER:</b>		
Approval needed by:	X	
Costs borne by:		X
<b>VOTING POWER NEEDED FOR APPROVAL:</b>		
To adopt and/or amend the Rules & Regulations re: the operation of the Condo Property - See By-Laws Article X	66.7%	
To conduct business at the Annual Meeting needs owners & proxies equal to 66.7 % of ownership:	66.7%	
To approve a Budget and Other Business at the Annual Meeting	51%	
To gain approval for any additions and/or alterations to the Condo	75%	
To change the % of Ownership of the Condo Regime	100%	