

EXHIBIT "B"

MAINTENANCE CHART

The following chart shows the division of responsibility for maintenance, replacement and repair of Common Area and Units between Rim Village Homeowners Association and the Unit Owners:

	EXTERIOR	HOA	OWNER
1	Maintain, repair, replace: roof and siding	X	
2	Maintain, repair, replace stucco	X	
3	Maintain, repair, replace driveways & sidewalks; excluding colored stamped concrete	X	
4	Maintain, repair, replace concrete foundations	X	
5	Maintain, repair, replace patio slab		X
6	Maintain, repair, replace porch entry (structure)	X	
7	Maintain, repair, replace patio wall	X	
8	Maintain, repair, replace: rain gutters and down spouts	X	
9	Maintain, repair, replace, paint: exterior doors, including hinges, frames, thresholds, locks, doorbells, chimes, hose bib, patio gate, natural gas stub		X
10	Maintain, repair, replace: garage floors and doors		X
11	Maintain, repair, replace: windows, sliding glass doors, screens and frames		X
12	Maintain, repair, replace: all light fixtures attached to the exterior walls	X	
13	Maintain, repair, replace: gas and electricity connections from meters to the unit	X	
14	Maintain, repair, replace: water system from the outside entry through the foundation throughout the unit	X	
15	Maintain, repair, replace: outside water spigots & bibs		X
16	Maintain, repair, replace: phone lines & air conditioning		X
17	Maintain, repair, replace unit owner improvements: windows, attic vents and similar items		X

EXHIBIT "B"

MAINTENANCE CHART

	INTERIOR	HOA	OWNER
18	All interior painting, decorations and furnishings from the inside of the unfinished walls and ceilings. This includes all appliances such as dishwashers, garbage disposals, ranges, refriderators, furnaces, exhaust fans, attic vents, air conditioners, water heaters, and telephone and computer networks		X
19	Maintain, cleaning and repair of venting, chimneys & fireplaces		X
20	Maintain, repair, replace: electrical system to the city electric meter	X	
21	Maintain, repair, replace: electrical system from the electric meter to all outlets including switches and fixtures	X	
22	Maintain, repair replace: plumbing fixtures such as sinks, basins, toilets and valves serving only that unit		X
23	Repair of cracks or other damage to interior walls, floors or ceilings caused by normal unit setting		X
24	Repairs of damage resulting from surface water		X

	GROUNDS	HOA	OWNER
25	Lawn, flowers, trees shrubs in the common areas	X	
26	Flowers and shrubs in limited common areas	X	
27	Flowers and shrubs in patio gardens		X
28	Lawn irrigation system	X	
29	Patio garden irrigation system		X
30	Snow removal: sidewalks to front door & driveways	X	
31	Firelanes, curbs and gutters	X	

	OTHER	HOA	OWNER
32	Maintenance and repair of swimming pool	X	
33	Garbage collection	X	
34	Maintain, repair, replace: water system from the city water meter to the entrance to the exterior wall of each unit	X	