

Responsibility Chart for Kalmia Landing Owners

| <u>Description</u> | <u>Patio Homes/Villas</u> | | <u>Condo Apt.</u> | |
|--|---------------------------|--------------|-------------------|--------------|
| | <u>KLHOA</u> | <u>Owner</u> | <u>KLCA</u> | <u>Owner</u> |
| Maintenance, Repair or Replacement | | | | |
| Due to acts of Owner, Lessee or their guests | | X | | X |
| Common Facilities - Maintenance/Replacement | X | | X | |
| Insurance - Fire or Other Casualty Loss | | | | |
| Common Facilities | X | | X | |
| Individual Property and Owner's Contents | | X | | X |
| (Note: Lessee must have Renter's Insurance) | | | | |
| Common Facilities Pest Control | X | | X | |
| Home/Apartment Pest Control | | X | | X |
| Home/Apartment Utilities | | X | | X |
| Home/Apartment Heating/Air Condition Units | | X | | X |
| Owner's Equipment/Appliances | | X | | X |
| Interior Maintenance/Alterations | | X | | X |
| Exterior Building Maintenance | | | | |
| Due to Construction Defects or Settling | | X | X | |
| Repair/Clean/Paint Due to Normal Wear | X | | X | |
| Replacement of Light Bulbs on Building Exterior | | X | X | |
| Re-painting of Owner applied paint to concrete | | X | | X |
| Replacement of Owner installed outdoor carpet | | X | | X |
| Driveways/Walkways Repair | | | | |
| Due to Construction Defects or Settling | | X | X | |
| Due to Upset by Tree Roots | X | | X | |
| Repair* to decks, fencing, and screens due to normal wear (*If part of original construction) | X | | X | |
| Repair/Replace Glass Surfaces | | X | | X |
| Retaining Walls throughout Community | X | | | |
| Exterior Additions*/Alterations* (* After Approval by Architectural Comm.) | | X | | X |
| Roof and Garage Door Exterior Repair/Replace** (**Upon substantiation by Bldg. Maint. Comm.) | X | | X | |
| Garage Door Remote Control Unit/Operating System | | X | | |
| Entrance Gate Remote Control Unit | | | | |
| Programming to Open the Entrance Gate | X | | X | |
| Remote Unit Maintenance/Replacement | | X | | X |
| Fireplace and Flue Pipe Inspection/Cleaning | | X | | |
| Mail Box Posts and Paper Box Maintenance | X | | | |
| Mail Box Maintenance/Replacement | | X | X | |

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| | <u>KLHOA</u> | <u>Owner</u> | <u>KLCA</u> | <u>Owner</u> |
| <u>Gutters/Downspouts</u> | | | | |
| Additions and Replacements | | X | X | |
| Minor Repairs and Cleaning (2 to 3 times/yr) | X | | X | |
| <u>Control of Rain Water Run-off from Property</u> | | X | X | |
| <u>Domestic Water Line Maintenance/Repair</u> (from Water Meter to Building Appliance) | | X | | X |
| <u>Sewer Line Maintenance/Repair</u> (from Building to City Main Sewer Line) | | X | X | |
| <u>Lawn Maint. & Irrigation System Maint./Repair</u> | X | | X | |
| <u>Changes to Installed Irrigation System*</u> (* After Approval by Landscape Comm.) | | X | X | |
| <u>Changes to Existing Landscape Area due to*</u> - Additional Trees, Shrubs, Flower Beds, etc. (* After Approval by Landscape Comm.) | | X | X | |
| <u>Shrubbery Pruning/Trimming/Mulch with Pinestraw</u> | X | | X | |
| <u>Shrubbery Replacement around Building</u> | | X | X | |
| <u>Shrubbery Weeding</u> | X | | X | |
| <u>Dead Shrubbery Removal</u> | | X | | |
| <u>Weeding of Owner Installed Flower Bed</u> | | X | | X |
| <u>Weeding of Assigned Garden Plots near Pond</u> | | X | | X |
| <u>Trim branches touching or likely to touch Building</u> | X | | X | |
| <u>Condo Fire Suppression Water Line Maint./Repair</u> (from City Water Main to Building) | | | X | |
| <u>Elevator Maintenance (Condo Common)</u> | | | X | |
| <u>Lobby and Stairway Maintenance (Condo Common)</u> | | | X | |
| <u>Lobby Heating/Air Condition Units (Condo Common)</u> | | | X | |
| <u>Maint. Of Storage Rooms off Lobby (Condo)</u> | | | X | |
| <u>Water Heater in Storage Rooms off Lobby (Condo Common)</u> | | | | X |
| <u>Outside surface of door to Apartment (Condo Common)</u> | | | X | |