EXHIBIT "D"

CONDOMINIUM MAINTENANCE RESPONSIBILITY CHART

All items, and location of items, shown on illustration are shown for informational purposes only and should not be relied upon for content, precise design or dimension. The actual conditions will control. The above plan is for illustrative purposes only and are approximate dimensions.

Each Owner is responsible for the maintenance, repair and replacement of all elements of the Residential Unit, except as otherwise set forth below or in the Governing Documents. The Association is responsible for all of the maintenance, repair and replacement of the Association Property. Notwithstanding the foregoing, in the event of a casualty, the Association shall repair and replace all items covered by the Association's insurance. The Owner Maintenance Manual and the Association Maintenance Manual may also expand on the scope of the maintenance responsibilities set forth below.
"O" indicates an obligation of the Owner.
"A" indicates an obligation of the Association.
"N/A" indicates an obligation that is "not applicable."

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY						
	Clean	Maintain	Repair	Replace	Paint	Resurface	Repave
The interior of the Residential Unit including, without limitation, all appliances, cabinets, plumbing fixtures and all other items within the Residential Unit whether free-standing or built in	O	O	O	O	O	O (if applicable)	N/A
Utility Facilities and equipment which exclusively service the Residential Unit whether located in the Residential Unit or the Association Property	N/A	O	O	O	N/A	N/A	N/A
Windows enclosing a Residential Unit, including frames, tracks and exterior screens of glass doors and windows	O	O	O	O	N/A	N/A	N/A
Doors (including without limitation the garage door) enclosing an Owner's Residential Unit	O	O	O	O	O to paint interior A to paint exterior	N/A	N/A

Each Owner is responsible for the maintenance, repair and replacement of all elements of the Residential Unit, except as otherwise set forth below or in the Governing Documents. The Association is responsible for all of the maintenance, repair and replacement of the Association Property. Notwithstanding the foregoing, in the event of a casualty, the Association shall repair and replace all items covered by the Association's insurance. The Owner Maintenance Manual and the Association Maintenance Manual may also expand on the scope of the maintenance responsibilities set forth below.
"O" indicates an obligation of the Owner.
"A" indicates an obligation of the Association.
"N/A" indicates an obligation that is "not applicable."

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY						
	Clean	Maintain	Repair	Replace	Paint	Resurface	Repave
Door locks and hardware (including without limitation the garage door) and garage door openers	O	O	O	O	N/A	N/A	N/A
The Exclusive Use Balcony Areas (excluding any Improvements located within such areas and excluding any railings surrounding such areas)	O	O	A	A	A	A	N/A
The Exclusive Use Yard Areas (excluding any Improvements located within such areas and excluding any fencing/walls surrounding such areas) For fencing/walls, see Section 7.4 of the Declaration.	O	O	O	O	N/A	O	N/A
Triplex attached Condominiums: Exterior fixtures including light fixtures, photocells, and light bulbs not servicing the balcony, deck or rear entry of the Residential Unit	A	A	A	A	A	N/A	N/A

Each Owner is responsible for the maintenance, repair and replacement of all elements of the Residential Unit, except as otherwise set forth below or in the Governing Documents. The Association is responsible for all of the maintenance, repair and replacement of the Association Property. Notwithstanding the foregoing, in the event of a casualty, the Association shall repair and replace all items covered by the Association's insurance. The Owner Maintenance Manual and the Association Maintenance Manual may also expand on the scope of the maintenance responsibilities set forth below.
"O" indicates an obligation of the Owner.
"A" indicates an obligation of the Association.
"N/A" indicates an obligation that is "not applicable."

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY						
	Clean	Maintain	Repair	Replace	Paint	Resurface	Repave
Triplex attached Condominiums: Exterior fixtures including light fixtures, photo cells and light bulbs servicing the balcony, deck or rear entry of the Residential Unit	O	O	O	O	O	N/A	N/A
5-plex attached Condominiums: Exterior fixtures including light fixtures, photocells, and light bulbs not servicing the balcony	A	A	A	A	A	N/A	N/A
5-plex attached Condominiums: Exterior fixtures including light fixtures, photo cells and light bulbs servicing the balcony	O	O	O	O	O	N/A	N/A

*See Section 7.4 regarding maintenance of fencing and walls.

Each Owner is responsible for the maintenance, repair and replacement of all elements of the Residential Unit, except as otherwise set forth below or in the Governing Documents. The Association is responsible for all of the maintenance, repair and replacement of the Association Property. Notwithstanding the foregoing, in the event of a casualty, the Association shall repair and replace all items covered by the Association's insurance. The Owner Maintenance Manual and the Association Maintenance Manual may also expand on the scope of the maintenance responsibilities set forth below.
"O" indicates an obligation of the Owner.
"A" indicates an obligation of the Association.
"N/A" indicates an obligation that is "not applicable."

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY						
	Clean	Maintain	Repair	Replace	Paint	Resurface	Repave
The individual lock for the Residential Unit's applicable mailbox (subject to Postal requirements)	O	O	O	O	N/A	N/A	N/A
Established system of drainage within the Owner's Exclusive Use Easement Areas	O	O	O	O	N/A	N/A	N/A
All Association Property including without limitation, roof, structural components, bearing walls, foundations, except for any Exclusive Use Easement Areas as provided herein	A	A	A	A	A	A	A
Association Property such as Private Streets, landscaping, open spaces situated within the Association Property, except for any Exclusive Use Easement Areas as provided herein	A	A	A	A	A	A	A
All Utility Facilities serving two or more Condominiums, and all private Utility Facilities whether located in the Association Property	N/A	A	A	A	N/A	N/A	N/A

Each Owner is responsible for the maintenance, repair and replacement of all elements of the Residential Unit, except as otherwise set forth below or in the Governing Documents. The Association is responsible for all of the maintenance, repair and replacement of the Association Property. Notwithstanding the foregoing, in the event of a casualty, the Association shall repair and replace all items covered by the Association's insurance. The Owner Maintenance Manual and the Association Maintenance Manual may also expand on the scope of the maintenance responsibilities set forth below.
"O" indicates an obligation of the Owner.
"A" indicates an obligation of the Association.
"N/A" indicates an obligation that is "not applicable."

IMPROVEMENT	MAINTENANCE OBLIGATION & RESPONSIBLE PARTY						
	Clean	Maintain	Repair	Replace	Paint	Resurface	Repave
Cluster Mailboxes (excluding locks on individual mailboxes)	A	A	A	A	A	N/A	N/A
HVAC Unit servicing Residential Unit	O	O	O	O	N/A	N/A	N/A
Recreational Facilities	A	A	A	N/A	A	A	A