

Amador

EXHIBIT D

SPECIFIC MAINTENANCE OBLIGATIONS

Component	Owner	Association
Structural Integrity of Bldg		
Roof		Maintain per schedule.
Foundation		Maintain per schedule.
Internal Structural Components of Building		Maintain per schedule.
Party Walls (Indoors between Residences)	Maintain wallboard and surface finishes.	Maintain per schedule.
Outer Surface of Bldg. Walls		
Stucco		Maintain per schedule.
Siding		Maintain per schedule.
Surface Finishes		Maintain per schedule.
Garage Door	Maintain indoor surface, door opener and all hardware.	Maintain door and paint exterior per schedule.
Residence Entry Door		
Door Hardware	Maintain lock, strike plate, doorknobs, hinges and openers (as applicable).	
Weather-stripping	Maintain.	
Frame		Maintain per schedule.
Replacement of Door		Replace per schedule.
Outdoor Paint or Other Finish	Touch up with same color and material if necessary between scheduled Association Maintenance.	Maintain per schedule.

Component	Owner	Association
Indoor Paint or Other Finish	Maintain.	
Glass, if any	Replace broken glass as necessary. Regularly clean indoor and outdoor surfaces.	
Exclusive Use Areas		
EU Balcony and Entry Area	Keep free of debris and trash.	Maintain structural elements, surface and surface finishes of entry area or deck, wall and railing per schedule.
EU Yard	Keep free of debris and trash. Clean Residence-facing surface of wall or fence enclosing the yard.	Maintain structural integrity and surfaces of any wall or fence enclosing the yard per schedule.
Unit systems - Water pressure regulator, hot water heater, plumbing outlets and fixtures, furnaces, ducts, built-in appliances (microwave, range, ovens), electrical wiring and circuit breakers.	Maintain portions that exclusively serve the Owner's Unit.	Maintain systems shared by multiple Units per schedule.
HVAC/including air conditioning compressor(s) and related equipment mounted on roof serving individual Units.	Maintain ductwork, heater and air conditioner compressor located in Residence, garage or Exclusive Use Area.	
Telephone wiring exclusively serving a Unit.	Maintain.	

Utility Service	Maintain gas lines not serviced by Gas Company or Association and water and electrical utilities not serviced by provider or Association.	Maintain all utilities serving Association Property or more than one Unit
Stairways, handrails and gates that are not inside the Units or Exclusive Use Area entry area or yard.		Maintain per schedule.
Interior of Residence and Garage	Maintain all elements not designated for maintenance by Association.	
Indoor floor coverings	Maintain.	
Indoor wall surfaces and ceiling	Maintain, including paint and other wall coverings, patch and repair drywall (subject to restrictions on party walls).	
Plumbing fixtures	Maintain indoor plumbing fixtures including sinks, toilets, bath, shower, faucets, sink hardware, supply hoses for washing machine and gas line for dryer. Owner may plunge blocked drains but may not use a snake in any pipe unless instructed to do so by the Association. Owner shall hire qualified plumber approved by Association for all maintenance of water, gas and sewer pipes.	Maintain pipes and other fixtures serving more than one Unit.
Cabinets	Maintain.	
Interior doors and hardware	Maintain.	
Appliances	Maintain.	

Electrical	Outlets and switch wiring and distribution except that which does not exclusively serve the Unit, wherever located Owner shall hire qualified electrical contractor approved by the Association for all electrical maintenance work.	Maintain wiring and distribution equipment serving more than one Unit.
Smoke detector	Maintain (including periodic testing and battery replacement).	
Windows (except sliding glass doors)	Maintain and regularly clean indoor and outdoor surfaces of glass if accessible. Maintain weather-stripping, caulking, locks, screens, and replace broken glass.	Maintain frame per schedule.
Fireplace	Maintain interior surface of flue and firebox, periodically remove soot. Maintain gas supply/pipes and valves. Maintain screen and glass enclosure (as applicable).	Wash outdoor surfaces per schedule.
Sliding Glass Doors		
Hardware	Maintain lock, weather stripping, rollers, screen door (including screen, frame and lock) keep track clear of obstructions.	
Glass	Replace broken glass as necessary. Regularly clean indoor and outdoor surfaces.	
Mailbox	Replace lost key or broken lock as necessary.	Maintain clustered structures per schedule.
Outdoor Lighting Fixtures		
Controlled by switch in Unit or separately metered to Unit.	Re-lamp as necessary.	Maintain fixtures per schedule and wiring.
Controlled by switch in Association Property		Maintain fixtures and wiring per schedule; re-lamp as necessary.

NOTES:

1. Maintain, capitalized or not, means "maintain, repair and replace" unless indicated otherwise.

2 This exhibit is not intended to be an exhaustive list of Owner and Association maintenance obligations. It is intended to supplement relevant provisions of the Declaration, any applicable Notice of Addition, any applicable Supplemental Declaration, the Maintenance Guidelines, and the Association's latest adopted budget.