

Southwyck Condominium Association, Inc. - Responsibilities Chart

| <u>Item</u> | <u>Association Responsibility</u> | <u>Unit Owner Responsibility</u> | <u>Reference</u> |
|---------------------------------------|-----------------------------------|----------------------------------|---|
| Skylight | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Roof | X | | Master Deed, Article IV, Section 1(b)(ii) and By-Laws, Article VI, Section 2(a) |
| Chimney Cap | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Dryer Vent Cap | | X | Master Deed, Article IV, Section 1(a)(a) |
| HVAC Pipe and Cap | | X | Master Deed, Article IV, Section 1(a)(a) |
| Windows | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Front Door Painting/Replacement | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Rear Door Painting/Replacement | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Sliding Doors | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Front Storm Door Painting/Replacement | | X | Master Deed, Article IV, Section 3 (as amended); work by unit owner requires pre-approval and written consent by Association (Master Deed, Article XI, Section 1) |
| Patio Power Washing | | X | Master Deed, Article IV, Section 3 (as amended); work by unit owner requires pre-approval and written consent by Association (Master Deed, Article XI, Section 1) |
| Exterior Light Fixtures on Home | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| House Numbers affixed to Home | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Door Bell | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Leaders & Gutters | X | | Master Deed, Article IV, Section 1(b)(ii) and By-Laws, Article VI, Section 2(a) |

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| Roof Drains under Cement Patios | | X | Master Deed, Article IV, Section 3 (as amended); work by unit owner requires pre-approval and written consent by Association (Master Deed, Article XI, Section 1) |
| Cement Rear Patio (Repair/Replacement) | | X | Master Deed, Article IV, Section 3 (as amended); work by unit owner requires pre-approval and written consent by Association (Master Deed, Article XI, Section 1) |
| Front Cement Steps and Patio | | X | Master Deed, Article IV, Section 3 (as amended); work by unit owner requires pre-approval and written consent by Association (Master Deed, Article XI, Section 1) |
| Driveway | | X | Master Deed, Article IV, Section 3 (as amended); work by unit owner requires pre-approval and written consent by Association (Master Deed, Article XI, Section 1) |
| Garage Door | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |
| Siding | X | | Master Deed, Article IV, Section 1(b)(ii) and By-Laws, Article VI, Section 2(a) |
| Exterior Bricks on Home | X | | Master Deed, Article IV, Section 1(b)(ii) and By-Laws, Article VI, Section 2(a) |
| Exterior Trim on Doors, Window and Home | X | | Master Deed, Article IV, Section 1(b)(ii) and By-Laws, Article VI, Section 2(a) |
| Façade over Entrance to Home | X | | Master Deed, Article IV, Section 1(b)(ii) and By-Laws, Article VI, Section 2(a) |
| Iron Balcony Railing & Decking | | X | Master Deed, Article IV, Section 3 (as amended); work by unit owner requires pre-approval and written consent by Association (Master Deed, Article XI, Section 1) |
| Individual Mailboxes in front of homes (<u>not</u> including "cluster boxes") | X | | Master Deed, Article IV, Section 1(b)(ii) and By-Laws, Article VI, Section 2(a) |
| Exterior "water faucets" | X | | Master Deed, Article IV, Section 1(a)(a) and Master Deed, Article XI, Section 2(b) |

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| Rear Storm Doors | | X | Master Deed, Article IV, Section 3 (as amended); work by unit owner requires pre-approval and written consent by Association (Master Deed, Article XI, Section 1) |
| Roof Drains in Front of Homes that go underground | X | | Master Deed, Article IV, Section 1(b)(ii) and 1(b)(vi) and By-Laws, Article VI, Section 2(a) |
| Walkway from front stairs to general sidewalk | X | | Master Deed, Article IV, Section 1(b)(ii) and 1(b)(vi) and By-Laws, Article VI, Section 2(a) |
| Sewer and Water lines under the patios and serving only one unit | | X | Master Deed, Article IV Section 1(a) |
| Belgian Block appurtenant to driveway | | X | Master Deed, Article IV Section 3 as amended |
| Belgian Bolck appurtenant to a common roadway and/or walkway | X | | Master Deed, Article IV Section 3 |
| NOTE: | | | |
| <p><i>Per our attorney, portions of the General Common Elements are hereby set aside and reserved for the use of one or more specified Units to the exclusion of the other Units and such portions shall be known and referred to as "Limited Common Element [sic]." The Limited Common Elements shall include, but not be limited to, <u>entryways, patios or deck front entrance areas or porches</u>, designated as appurtenant to a specified Unit together with the parking space immediately in front of and adjoining the garage for each particular unit. Each owner shall be responsible for maintaining, at their individual cost and expense, all areas designated as Limited Common Elements. In particular, each Unit owner shall be responsible for any improvements or maintenance in and to patios, <u>none of which shall be the responsibility for maintenance by the Southwyck Condominium Association ...</u></i></p> | | | |
| <p><u>Master Deed</u>, Article IV, Section 3 (as amended) (emphasis added).</p> | | | |