

THE BRIGHTON PLACE, A CONDOMINIUM OWNERS ASSOCIATION

CHART OF RESPONSIBILITIES (LAST REVISED 0/09/2005)

| Item Description | Type of Item ¹ | Responsibility | | |
|--|---------------------------|----------------|---------------|--------------------|
| | | Association | Unit Owner(s) | Joint ² |
| Appliance | U | | X | |
| Cabinets | U | | X | |
| Cable Connection ³ | U | | X | |
| Chimneys | | | | |
| Interior Flue Cleaning | LCE | | | X |
| Interior Cleaning (Unit side surface) | U | | | X |
| Replacing/Repairing | LCE | | | X |
| Concrete Steps and Sidewalks (leading to only one unit) | LCE | | | X |
| Dryer Vents | U | | | X |
| Electrical Systems | | | | |
| Interior | U | | X | |
| Exterior (1 Unit) | LCE | X | X | |
| Exterior (Common) ⁴ | GCE | X | | |
| Exterior Doors, Door Frames, and Door Hinges | U | | | |
| Cleaning | U & LCE | | X | |
| Replacing | U & LCE | | | X |
| Door Locks ⁵ | U OR LCE | | | X |
| Exterior Lights | | | | |
| Outside Patio | U | | X | |
| Porch | U | | X | |
| Street | GCE | X | | |
| Exterior Walls/Siding ^{5 6} | LCE | | | X |
| Extermination | | | | |
| Inside | U | | X | |
| Outside | GCE & LCE | X | | |
| Fence Enclosures | LCE | | | X |
| Foundation ^{5 6} | LCE | | | X |
| Garage Door Openers | U OR LCE | | X | |
| Garage Doors | U OR LCE | | X | X |
| Gas Fireplaces | U | | X | |
| Hoods (outside) | U OR LCE | | | X |
| Heating/Cooling Systems | U | | X | |
| Interior Flooring and Walls | U | | X | |

| Item Description | Type of Item ¹ | Responsibility | | |
|--|---------------------------|----------------|---------------|--------------------|
| | | Association | Unit Owner(s) | Joint ² |
| Landscaping | | | | |
| Trees and Shrubs in Patios | LCE | | X | |
| Lighting in Patios | LCE | | X | |
| Provided by Unit Owner | U | | X | |
| Lawn mowing, etc. of Common Areas | GCE | X | | |
| Rear Yard Areas | LCE | | X | |
| Painting | | | | |
| Interior | U | | X | |
| Exterior ^{5 6} | LCE | X | | |
| Patios/Decks/Balconies | LCE | X | | |
| Cleaning | LCE | | X | |
| Repairing/replacing | LCE | | | X |
| Pest Control | | | | |
| Exterior Buildings | GCE | X | | |
| Exterior Landscape | GCE | X | | |
| Interior | U | | X | |
| Plumbing | | | | |
| Fixtures | U | | X | |
| Interior | U | | X | |
| Exterior | U | U | X | |
| Outside Faucets (Serving only one Unit) | U | | X | |
| Roofs ^{5 6} | | | | |
| Repair/Replacing | LCE | X | | |
| Downspouts/Gutters | LCE | X | | |
| Cleaning | LCE | X | | |
| Sewer Lines | | | | |
| Interior | U | | X | |
| Exterior | LCE | | | X |
| Sidewalks (other than those serving only one unit) ⁶ | GCE | X | | |
| Skylights (existing) ⁷ | U OR LCE | | | X |
| Skylights (owner installed) ⁷ | U OR LCE | | | X |
| Storm Doors and Screens | | | | |
| Cleaning | LCE | | X | |
| Replacing | LCE | | X | |

| Item Description | Type of Item ¹ | Responsibility | | |
|--|---------------------------|----------------|---------------|--------------------|
| | | Association | Unit Owner(s) | Joint ² |
| Telephone Connections ³ | U | | X | |
| Water Heaters | U | | X | |
| Windows, Window Frames, Tracks, and Sills | | | | |
| Cleaning | U & LCE | | X | |
| Replacing | U & LCE | | | X |
| Wooden Walkways ⁶ | GCE | X | | |

¹ U = Unit; LCE = Limited Common Element; GCE = General Common Element

² The physical responsibility for the maintenance, repair and replacement of most Limited Common Elements is on the Association; however, the responsibility to pay for such maintenance, repair or replacement is on the Unit Owner(s) who are benefited from the Limited Common Elements and the Association may assess the cost therefore as an assessment against those Unit Owner(s). Often the Unit Owner(s) may desire to do the work and pay for it directly. This should be done only after first obtaining the consent of the Executive Board to ensure that the proposed work is done to acceptable standards and consistent with the community.

³ These systems are solely the responsibility of the Unit Owner(s) regardless of whether they are located in the Unit or outside the Unit.

⁴ To the extent the electrical system or other utilities are for Association property in general common areas, the Association is responsible. To the extent that the system or utility is for the benefit of Unit Owner(s), it is the Unit Owner(s) sole responsibility.

⁵ Recommend that these items, although Limited Common Elements to be maintained by the Association and paid for by the Unit Owner, be assessed as part of the general common expense to be shared by all Unit Owners since all Units will need the work to be done eventually.

⁶ Should be part of Capital Reserve Fund.

⁷ Assuming that the right to install specifically