

**EXHIBIT C**

## Exterior Maintenance

| Maintenance, Repair or Upkeep Obligation                                                                                                                                                                                                                                                   | Responsible Party |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
|                                                                                                                                                                                                                                                                                            | Association       | Owner    |
| <b>Roof</b>                                                                                                                                                                                                                                                                                |                   |          |
| <ul style="list-style-type: none"> <li>Roof replacement only when the Board determines at its sole and absolute discretion that replacement is necessary or if repair is the result of a casualty covered by the Association's insurance policy</li> </ul>                                 | <b>X</b>          |          |
| <ul style="list-style-type: none"> <li>Routine maintenance and repair</li> </ul>                                                                                                                                                                                                           |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>Shingles, flashing and other roof components</li> </ul>                                                                                                                                                                                             |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>Structural components to the roof</li> </ul>                                                                                                                                                                                                        |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>Gutters &amp; downspouts</li> </ul>                                                                                                                                                                                                                 |                   | <b>X</b> |
| <b>Exterior Surfaces</b>                                                                                                                                                                                                                                                                   |                   |          |
| <ul style="list-style-type: none"> <li>Painting, only when the Board determines at its sole and absolute discretion that exterior paint needs to be replaced due to the life of the painted surface</li> </ul>                                                                             | <b>X</b>          |          |
| <ul style="list-style-type: none"> <li>Touch-up painting</li> </ul>                                                                                                                                                                                                                        |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>Pressure washing</li> </ul>                                                                                                                                                                                                                         |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>Caulking</li> </ul>                                                                                                                                                                                                                                 |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>All other maintenance and repair</li> </ul>                                                                                                                                                                                                         |                   | <b>X</b> |
| <b>Foundations, Footings and Waterproofing (above and below grade)</b>                                                                                                                                                                                                                     |                   | <b>X</b> |
| <b>Garage Doors</b>                                                                                                                                                                                                                                                                        |                   |          |
| <ul style="list-style-type: none"> <li>Painting in connection with the painting of the exterior of the Townhome Dwelling only when the Board determines at its sole and absolute discretion that the exterior paint needs to be replaced due to the life of the painted surface</li> </ul> | <b>X</b>          |          |
| <ul style="list-style-type: none"> <li>Touch-up painting</li> </ul>                                                                                                                                                                                                                        |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>Pressure Washing</li> </ul>                                                                                                                                                                                                                         |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>Equipment and Operation</li> </ul>                                                                                                                                                                                                                  |                   | <b>X</b> |
| <ul style="list-style-type: none"> <li>All other maintenance and repair</li> </ul>                                                                                                                                                                                                         |                   | <b>X</b> |
| <b>Decks</b>                                                                                                                                                                                                                                                                               |                   |          |
| <ul style="list-style-type: none"> <li>Painting/staining only when the Board determines at its sole and absolute discretion that the exterior paint or stain needs to be replaced due to the</li> </ul>                                                                                    | <b>X</b>          |          |

|                                                                                                         |   |   |
|---------------------------------------------------------------------------------------------------------|---|---|
| useful life of the painted or stained surface                                                           |   |   |
| • Touch up painting or staining                                                                         |   | X |
| • Routine cleaning of deck surfaces                                                                     |   | X |
| • Joists and structural components                                                                      |   | X |
| • All other maintenance and repair                                                                      |   | X |
| <b>Exterior Lighting</b>                                                                                |   |   |
| • Attached to, exclusively serving or located on the Townhome Dwelling                                  |   | X |
| • Exterior lighting that serves more than one Townhome Dwelling                                         | X |   |
| <b>Driveways, Walkways and Steps</b>                                                                    |   | X |
| <b>Windows, Doors, Glass, Frames, Screens and Hardware</b>                                              |   | X |
| <b>HVAC Equipment (regardless of whether inside or outside the boundaries of the Townhome Dwelling)</b> |   | X |
| <b>Rooftop Terraces (including structural components)</b>                                               |   | X |
| <b>Pipes, Wires and Conduits</b>                                                                        |   |   |
| • If serving only 1 Townhome Dwelling                                                                   |   | X |
| • If serving more than 1 Townhome Dwelling or a Townhome Dwelling and Common Area                       | X |   |
| <b>Hose Bibs</b>                                                                                        |   | X |