

EXHIBIT C
MAINTENANCE AND INSURANCE OBLIGATIONS

“A” = Association obligation

“O” = Owner obligation

“N/A” = not applicable

The term “maintenance” includes repair and replacement unless otherwise noted on the Chart.

This Chart relates only to the Residential Units, as the Lodge Unit Owner is responsible for all maintenance and insurance on the Lodge Unit. The Lodge Unit is defined as the Unit designated on the Map which consists of all of Lot 2, Keystone Base 1, Filing 1, other than those portions of Lot 2 that are shown on the Map as streets or roads owned by or to be dedicated to the Neighbourhood Company or any governmental or quasi-governmental entity.

	MAINTENANCE	INSURANCE
BUILDING EXTERIORS		
Building - structure, including foundation, columns, girders, beams and supports	A	A
Siding, sheathing, wrap, brick, trim, molding, and other exterior facade surfaces	A	A
Exterior stoops, steps, and concrete surfaces	A	A
Gutters and downspouts	A	A
Porches, patios, decks, and balconies	O – all portions of ground level decks/patios/porches, including railings O – elevated deck/porch/deck flooring surfaces and railings A - all structural portions of elevated decks/porches/balconies	A
Roof shingles and roof underlay	A	A
Chimneys (exterior portion) and chimney caps	A	A
Window screens	O	A
Interior glass surfaces – cleaning	O	N/A
Glass - repair and replacement	O	A
Exterior window frames - painting and staining	A	A
Window components - maintenance, repair, and replacement, including: <ul style="list-style-type: none"> • Panes • Frames 	O	A

	MAINTENANCE	INSURANCE
<ul style="list-style-type: none"> • Rail • Casing • Apron • Side Jamb • Outer Sill 		
Window trim and caulking	O	A
Exterior Unit front doors and garage doors - painting and staining	A	A
Garage doors - maintenance and repair	O	A
Garage door openers	O	A
Front exterior Unit doors including peep holes, doorknobs and lock mechanisms - maintenance and repair, but not including door sweeps	A-everything but door sweeps O-door sweeps	A
Back/rear exterior Unit doors including peep holes, doorknobs and lock mechanisms - maintenance and repair	O	A
Storm screen doors	O	O
Deck/patio sliding glass doors	O	A
Exterior light fixtures	A	A
UTILITIES		
Utilities <u>outside</u> Units and garages servicing more than one Unit: <ul style="list-style-type: none"> • Electrical and other wires • Water and sewer pipes • Cables • Circuit boxes • Water meters • Circuit breakers 	A	A
Utilities <u>outside</u> Units and garages servicing only one Unit (except for Owner installed gas lines for gas grills): <ul style="list-style-type: none"> • Electrical and other wires • Water/sewer pipes • Cables • Circuit boxes • Water meters • Circuit breakers 	A	A
Owner installed gas lines for gas grills	O	O
The following utilities located <u>inside</u> Units or garages and servicing only that Unit: <ul style="list-style-type: none"> • Furnaces • Heating equipment • Boiler • Thermostats • Water pipes • Electrical wiring 	O - all items listed with the exception of smoke detectors A - Smoke detectors	A

	MAINTENANCE	INSURANCE
<ul style="list-style-type: none"> • Electrical outlets • Telephone wiring • Telephone outlets • Light switches • Hot water equipment • Cable wiring • Circuit breakers • Smoke Detectors 		
The following utilities located <u>inside</u> Units or garages and servicing only that Unit: <ul style="list-style-type: none"> • Ducts • Conduits • Sprinkler systems 	A	A
Utilities <u>inside</u> Unit but servicing more than one Unit: <ul style="list-style-type: none"> • Ducts • Conduits • Water pipes • Electrical wiring 	A	A
RESIDENCE INTERIORS		
Furnishings, including all personal property such as furniture, electronics, jewelry, and clothing	O	O
Window coverings	O	O
Permanent fixtures, as originally installed by developer, including but not limited to: <ul style="list-style-type: none"> • ceiling fans • hand rails • cabinets • countertops • bathtubs and showers • sinks • toilets 	O	A
Permanent fixtures, as upgraded by Owners	O	O
Appliances including: <ul style="list-style-type: none"> • oven • range • refrigerator • dishwasher • washer/dryer • countertop microwave. 	O	O
Fireplaces, including: <ul style="list-style-type: none"> • chimney • chimney back • duct work • façade • screen • flue • damper 	O-everything but the chimney, flue, and duct work A-chimney, flue, and duct work	A
Interior <u>non-perimeter</u> walls, floors, and ceilings - including finished and unfinished surfaces, doors,	O	A

	MAINTENANCE	INSURANCE
drywalls, studs, insulation, hardware, and other material lying within such walls, floors, and ceilings		
Finished surfaces of <u>perimeter</u> walls and ceilings - including: <ul style="list-style-type: none"> • drywall • paint • wallpaper • paneling • texture 	O	O
Finished surfaces of <u>perimeter</u> floors including: <ul style="list-style-type: none"> • tile • vinyl • hardwood • carpeting 	O	O
Interior window frames	O	A
Any components lying <u>between the perimeter drywalls and residence exterior</u> , including but not limited to: <ul style="list-style-type: none"> • insulation • girders • beams • pipes • wiring • plumbing 	A	A
Subflooring	O	A
Attics over multiple Units	A	A
Attics over just one Unit	O	A
Crawl spaces	A	A
Garage interiors, including any drywall or improvements therein	O	A
GROUNDS		
Retaining walls	A	A
Landscaping	A	A
Irrigation system and time clocks	A	A
Drives and sidewalks	A	A
Driveways	A	A
Fences surrounding private decks	O	A
Private parking areas	A	A
Clubhouse	A	A
Hot Tub	A	A
Monuments and signage	A	A
Perimeter fence	A	A

	MAINTENANCE	INSURANCE
Storage sheds	A	A
OTHER		
Snow removal from driveways and sidewalks	A	A
Garbage pick-up	A	A
Common Elements existing in Community and not otherwise listed	A	A
Any personal property of Owners not otherwise listed	O	O
Any Owner installed exterior/interior improvement not otherwise listed	O	O