

ATTACHMENT "A" TO BYLAWS  
THE CROSSING CONDOMINIUM  
SCHEDULE OF MAINTENANCE RESPONSIBILITIES

This chart and the title headings herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Unit Owners, severally and the Association. The placement of responsibilities under any specific column does not always accurately reflect precise character and nature of ownership. The appropriate sections of the Declaration determine ownership.

- Column I. Items. Items appearing in this column are illustrative and not exhaustive.
- Column II. General Common Elements Under Association Responsibility. Responsibility for determining and providing for the maintenance, repair and replacement requirements of the General Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.
- Column III. Limited Common Elements Under Association Responsibility. Responsibility for determining the maintenance, repair and replacement of the Limited Common Elements shall be a shared responsibility between the Board of Directors and the Unit Owner of a Unit to which a specific Limited Common Element exclusively appurtenant; provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.
- Column IV. Unit Components Under Association Responsibility. The items in this column are legally and by definition a part of a Unit but are attached or directly connected to or associated with the General Common Elements and Common Expense Items in such a way that a clear distinction between Unit Owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single Unit Owner but which affect other Unit Owners are declared a Common Expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined Common Elements and Common Expense.
- Column V. Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities otherwise expressly provided for.

I Items	II General Common Elements Under Association Responsibility	III Limited Common Elements Under Association Responsibility	IV Unit Components Under Association Responsibility	V Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Plumbing and related systems and components thereof	All, in all regards	Repairs to portions of plumbing system outside boundaries of the Unit but serving only one Unit, except for damage or malfunction caused by the occupants of the Unit.	Only to the extent that a malfunction or threat of same has originated outside the Unit in which the malfunction occurs or may occur. Also damage caused to such Unit from causes initially occurring outside the Unit. Repair of grouting, caulking and other water inhibitors when Unit Owner upon reasonable notice refuses to repair condition threatening or causing damage to other Units or Common Elements.	All portions within a Unit serving only that Unit, including fixtures and appliances attached thereto. Water damage to a Unit and water damage to other units resulting from leaks or clogs originating in any part of the Unit.
Electrical and related systems and components thereof, including fixtures	All, in all regards			All electrical and related systems and components thereof serving only one Unit, including exterior fixtures serving primarily one unit.
Heating and Cooling Systems	Systems serving only Common Elements, all, in all regards.			Systems serving only one Unit, all in all regards. Maintenance of condensate drain line.
Building exterior, roof, vertical walls, foundations, retaining walls	All, in all regards with the exceptions noted herein.			
Building entry doors, interior unit entry doors, window wall sliding glass doors	All, in all regards except as noted in Column V.		Painting of exterior of Unit entry door and portions of door and door frame and painting or staining of any porches which are exposed to the exterior. Maintenance of window wall sliding glass doors, except for damage caused by owner's negligence	Interior of Unit entry door hardware, weather stripping door sill. Sliding glass doors where repair or replacement is caused by Unit Owner's negligence. Sliding glass door screens.

I Items	II General Common Elements Under Association Responsibility	III Limited Common Elements Under Association Responsibility	IV Unit Components Under Association Responsibility	V Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Rear Decks and Patios		All in all regards except as noted in Column V		Snow removal, routine cleaning and maintenance of any plant material within deck or patio boundaries.
Windows and Screens	All which do not serve a Unit, in all regards. All shutters.			Routine cleaning and repair window frames and mechanisms and replacement of glass and screening.
Grounds, including all landscaped and paved areas and other improvements thereon being outside the main walls of the buildings with the exceptions noted herein	All, in all regards, with exception of limited common rear yard areas and as noted in Column V.			Routine cleaning and snow removal of front stoops, porches and stairways connecting to each Unit.
Exterminating	All, in all regards.	All, in all regards.	All, in all regards.	
Fireplace and fireplace flues	All which do not serve a unit, in all regards.		Any exterior maintenance and any inspections to be performed by Association at Unit Owner's expense.	Routine cleaning, repair, and replacement. Installation of screens or doors.
Privacy Fence, enclosure fence (option)	Replacement only.			Routine cleaning, painting, maintenance and repair.
Limited Common rear yard areas				All in all regards.