

EXHIBIT B (Expanded)

<u>ITEMS</u>	<u>Common Elements Under Association Association Responsibility</u>	<u>Limited Common Elements Under Association Responsibility</u>	<u>Unit Components Under Association Responsibility</u>	<u>Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of The Component</u>
Plumbing and Related Systems & Components				
water main serving one or more units	X			
damage originating from a common element	X			
water main within walls to the unit's shut-off valve		X		
water pipe down stream from unit's shut-off valve				X
damage down stream from unit shut-off valve				X
waste pipe servicing more than one unit (note 1)	X			
waste pipe unit side of main stack				X
damage from waste pipe within the unit				X
SYSTEMS & COMPONENTS				
appliances (note 2)				X
damage caused by appliances (note 3)				X
hose bibs (outside the unit)			X	
hose bibs (inside the unit)				X
toilets				X
water heaters				X
damage caused by water heaters				X
Electrical and Related Systems & Components				
lamp posts in all regards	X			
outside GFI power outlets		X		
balcony lights (end units as applicable)			X	
Heating & Cooling Systems & Components				
damage caused by Association contractors				X
Structures				
atrium addition (note 6)		X		
roof system		X		
Windows (as it pertains to the Unit)				
glass replacement (except breakage through neglect)			X	
weather stripping and seals			X	
operating mechanism (note 1)			X	
weep hole cleaning (as applicable)				X
damage from weep holes (note 1)				X
screens and frames				X

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Doors				
MAIN ENTRY TO UNIT (including garage doors) (note 4)				
all surfaces exposed to outside			X	
weather stripping and seals				X
door hardware (all)				X
storm doors				X
BALCONY OR TERRACE DOORS				
operating mechanism				X
weather stripping and seals				X
glass replacement (except breakage through neglect)			X	
screens and frames				X
SLIDERS				
operating mechanism				X
weather stripping and seals				X
glass replacement (except breakage through neglect)			X	
screens and frames				X
buck, trim, and sill			X	
Painting				
interior unit painting caused by association items				X
interior unit painting caused by unit owner items				X
doors, all surfaces exposed to outside		X		
Other Unit Items				
clothes dryer vent cover (outside of unit)			X	
cleaning/maintenance of clothes dryer vent				X
Skylights				
original installation		X		
unit owner installation (note 5)				X
Units				
WALLS				
wallboard				X
any material being part of the finished surface				X
studs (note 7)	X			
headers, all other supports (note 7)	X			
CEILING (as it pertains to D1 and F units)				
ceiling board	X			
finished surface or other furnishings				X

	Common Elements Under Association Association Responsibility	Limited Common Elements Under Association Responsibility	Unit Components Under Association Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to <u>Ownership of The Component</u>
FLOORS (as it pertains to D2 units)				
undecorated sub-floor	X			
joists and supports	X			
PERSONAL PROPERTY				
In all regards				X

NOTES

1. Unit Owner is responsible for the cost of damage up to the amount of the Association's Master Property Insurance deductible if the Board of Directors establishes neglect or negligence
2. Association is not responsible for unit appliances, improvements, betterments, or furnishings
3. Unit Owner is responsible for damage caused by appliances as it pertains to the Common and Limited Common Elements up to the amount of the Association's Master Property Insurance deductible
4. Installation of the main entry door, buck, trim, and sill is the responsibility of the Association up to finished interior painting
5. unit owner installation as provided by ACR or in the absence of an ACR by uniqueness of design and placement
6. Unit Owner is responsible for the expense to repair/maintain the Limited Common Element structure
7. As it applies to the boundaries of the unit per the unit plat