

EXHIBIT B TO THE BYLAWS

CHART OF MAINTENANCE RESPONSIBILITIES

EXHIBIT B
 QUEEN'S LANDING CONDOMINIUM
 Chart of Maintenance Responsibilities

I	II	III	IV	V
Items	Common Elements Under Association Responsibility	Limited Common Elements Under Association Responsibility	Unit Components Under Association Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect To Ownership Of The Component
Plumbing & related systems & components thereof. (See Note 8 for special provisions of Club House.)	All maintenance, repair and replacement of portions of plumbing serving more than one unit. Water damage to common elements or units other than the one which is the primary source of the problem through negligence of the occupants of such unit.	If any, same as in Column II, except that plumbing stoppages occurring on the unit side of the waste stack shall be cleared by the Association at the unit owners expense.	Only to that extent that a malfunction originates outside the unit in which the malfunction occurs or may occur.	All portions within a unit including fixtures & appliances attached thereto. Water damage to a unit, when the primary source of such is through the negligence of the occupants of that unit, except to the extent insurance proceeds are issued against a claim by the Association's carrier.
Electrical & related systems & components thereof excluding appliances, fixtures & lights serving only one unit. (See Note 8 for special provisions of Club House.)	All, in all regards.	All components on the common element side of the unit service panel in all regards, except as provided in Column V.	None.	All components on the unit side of the panel (including the individual circuit breakers and receptacles), in all regards, for items serving only one unit, except as provided in Column III.

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Heating & cooling systems & components thereof.	All, in all regards, when serving more than one unit.	Same as in Column V.	None.	All, in all regards at unit owner's expense.
Chimneys	N/A	N/A	Flue cleaning & repairs at owners expense	All maintenance except as provided for in Column IV.
Parking spaces.	All, in all regards, serving more than one unit.	If any, same as in Column II.	N/A	N/A
Grounds	All, in all regards.	All, in all regards except routine housekeeping.	N/A	Routine housekeeping in patio areas.
Windows, including storm windows.	All which do not serve a unit, in all regards.	All, in all regards except cleaning and glass replacement.	All, in all regards except routine cleaning and glass replacement when breakage caused through negligence of occupants.	Routine cleaning and glass replacement when breakage caused by negligence of occupants.

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Doors, main entry to units	N/A	N/A	All surfaces exposed to corridor including door panel, buck, trim & sill.	Interior of door panel interior trim. Hardware set including lock and deadbolt assembly and hinges/closure.
Balcony & terrace doors	N/A	In all regards except routine cleaning, operating mechanism, weather stripping and glass replacement.	In all regards except cleaning, operating mechanism, weather stripping and glass replacement when caused by negligence of occupants.	Routine cleaning, operating mechanism, weather stripping and glass replacement when caused by negligence of occupants.
Building exterior, components not referenced elsewhere in this chart	All, in all regards.	All, in all regards.	N/A	N/A

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Balconies, terraces & railings	N/A	In all regards except routine cleaning.	N/A	Routine cleaning.
Screens	—	N/A	N/A.	All which serve the unit in all respects. Replacement to be of same color, grade & style.
Roofs	N/A	In all regards, but at the expense of those owners of units to which roof L.C.E. are appurtenant.	N/A	N/A
Slip Unit	See Note 9.	—	—	—

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Exhibit B to the Bylaws

NOTES

CHART OF MAINTENANCE RESPONSIBILITIES:

1. This chart and the titles and headings used 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 the precise character and nature of ownership. The appropriate sections of the Declaration determine ownership. In many cases, maintenance responsibility is allocated to the Unit Owners Association to ensure central maintenance responsibility, uniformity and quality of repair, and the protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of a unit owner (or his family, tenants, employees, agents, visitors, guests, or pets), the Association will perform the necessary maintenance at the sole expense of the unit owner.
2. Insurance. In the event replacement of an item for which a unit owner is responsible is covered by insurance, the Association is responsible for any deductible except when the unit owner, through negligence caused the casualty to occur. In that event, such unit owner shall be liable to the full extent for the deductible.
3. COLUMN I: Items. Items appearing in this column are illustrative and not exhaustive.
4. COLUMN II: Common Elements Under Association Responsibility. Responsibility for determining and providing for the maintenance, repair and replacement requirements of the 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.
5. COLUMN III: Limited Common Elements Under Association Responsibility. Responsibility for determining the maintenance, repair and replacement requirements 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 is 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.
6. 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 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 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 expenses.

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7. COLUMN V: Certain Other Components Under Units 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 effect responsibilities expressly provided for otherwise.

8. Club House and Related Recreation Facilities. Maintenance responsibilities shall be primarily those of the Association, however, the Board may delegate these to a contract operator of such facilities.

9. Slip Unit. The owner of the slip unit shall be fully responsible for maintenance of limited common elements appurtenant to that unit as well as all elements on or within such unit.

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