

EXHIBIT "B"

Maintenance Chart - Service Area No. 1

ITEMS	ASSOCIATION RESPONSIBILITY	OWNER'S RESPONSIBILITY	OTHER RESPONSIBILITY
The interior and structural portions of the Rowhome dwelling		All, including the foundation, and structural components of walls, roofs, decks, balconies, porches, patios, and stoops;	
Exterior windows, window glass, and window screens	Painting and straining of exterior surfaces of the windows and window frames	All, except the painting or staining of exterior surfaces of the window and window frames	
Exterior front and garage doors or door frames	Painting and staining of the exterior surfaces of the front and garage doors and door frames	All, except the painting or staining of the exterior surfaces of the front and garage doors or door frames	
Exterior surfaces of buildings	Any brickwork, siding, trim, stone, shutters, eaves, and fascia (except windows, window glass, window screens, exterior doors, door frames and garage doors)	Windows, window glass, window screens, exterior doors, door frames and garage doors	
Painting and Staining	To include the exterior surfaces of buildings located on the Rowhomes, including the exterior painted surfaces of windows and window frames, doors and door frames, and any siding, shutters, eaves, fascia, gutters, and downspouts;		
Exterior light bulbs	The photocell exterior garage light bulb	All, except the photocell garage light bulb	
Exterior light fixtures	All		

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ITEMS	ASSOCIATION RESPONSIBILITY	OWNER'S RESPONSIBILITY	OTHER RESPONSIBILITY
Non-structural roofing materials	All, including shingles and roof decking, but not including trusses, rafters, or other structural components of the roof	Trusses, rafters, or other structural components of the roof	
Gutters and downspouts on the building	All		
Plumbing, Heating and Electrical	All, serving the whole building	Any pipes, lines, wires, conduits, and other apparatus or equipment compromising any portion of the plumbing, heating, electrical, communication (including without limitation, cable television service, telephone service, telephone, and intranet or Internet access), air conditioning, and other utility systems serving only his or her Unit.	
Sanitary Sewer and Water Laterals	All from meter pit to the Rowhome	All, within the Rowhome dwelling	
Landscaping	Landscaping in front yards, alleys, along back private walks and public landscape areas serving the Rowhomes	Landscaping in individual backyards	Master Association maintains all landscaping in common areas and parks
Fencing, Trellises and Retaining Walls	Any fences, trellises and retaining walls serving the Rowhome Neighborhood that were originally installed by the Founder	Any fences, trellises, and retaining walls installed by Rowhome owner	
Mailboxes - Cluster Box Unit			U.S. Postal Service
Mailbox Trellis	All		
Concrete including snow removal	Sidewalks, entries (back and front) and driveways (aprons) serving the Rowhomes		City of Denver maintains the concrete, including snow removal on the streets. The Master Association maintains the concrete, including snow removal in the alleys

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