

EXHIBIT B-1
Maintenance, Repair & Replacement Responsibilities

All maintenance on the Lots and Units shall be performed in a manner and on a schedule consistent with the Community Wide Standard.

LOT OWNER RESPONSIBILITIES - All Service Areas

Revised May 24, 2015

Service Areas, Celebration Residential Owners Association, Inc.: 1.) Academy Row; 2.) Meeting House Green; 3.) Savannah Square; 4.) Charleston Place; 5.) South Village townhomes; 6.) Roseville Corner; 7.) golden Aster Triplex; 8.) Greenlawn Townhomes; 9.) East village Unit 1 Bungalows; 10) Oak Pond Townhomes; 11.) Blue Sage Townhomes; 12.) Parkview Townhomes; 14.) Spring Lake Single Family Homes; 15.) Spring Lake Multifamily Homes (Townhomes and Villas)	Service Area Applicability
ARC Approved Exterior Modifications Maintain and repair; replace with prior approval from ARC.	1-12, 14, 15
Balcony Maintain and repair as necessary.	10, 12
Concrete Flatwork Repair and replace, as necessary, the walkways servicing a single Lot.	1-12, 14
Doors Repair or replace any damaged door and any other broken exterior door and door Hardware on the dwelling.	1-12, 14
Driveways a) Maintain in clean condition . b) Replace and repair as necessary with ARC pre-approval. ----- a) Maintain in clean condition between semi-annual cleaning by the Service area; b) Replace and repair as necessary with ARC pre-approval.	14 ----- 1-12, 15
Garage Door Openers Maintain and replace.	1-12, 14, 15
Gates and Hardware to Lot's Boundary Fence or Wall Maintain in clean condition and working order. Receive ARC pre-approval before replacement.	14
Gutters & Downspouts Maintain in clean condition and working order as originally installed. Replace as required with pre-approval from ARC. ARC pre-approval required for the addition of gutters by the Lot Owner <u>at owners expense.</u>	14
Hose Bibs Maintain and replace, as necessary.	1-12, 14, 15
Interior of Dwelling and Garage Maintenance of anything contained within the dwelling or garage or any improvement or modification made by the Lot Owner.	1-12, 14, 15
Irrigation a) Sprinklers or other irrigation equipment installed by the Owner or occupant and any irrigation in gated back yards; b) Lot Owner to maintain electricity to the time clock as multiple Service Area locations are served. ----- Sprinklers or other irrigation equipment installed by the Owner or occupant.	1-12 ----- 14, 15

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Insurance Maintain all property insurance at full replacement cost, less a reasonable deductible, on all insurable improvements located on the Owner's Lot. Each Owner shall also maintain liability insurance to fund its obligation to indemnify the Association and the Joint committee pursuant to Section 11.5, Celebration Charter. The insurance policy is to name the Celebration Residential Owners Association (CROA) as an additional insured. A certificate of insurance must be provided to CROA with the first quarterly payment of the annual assessment and at other times upon request of the Board.	1-12, 15
Secure and maintain property and liability insurance for the Lot and its improvements.	14
Landscape - Lawn/Turf, Shrubs, Trees Maintain and replace a) Enclosed (gated) back yard area or any courtyard, patio, fenced, or other area not readily accessible outside the dwelling; and b) all landscaping or improvements installed on the Lot by the Owner or occupant (ARC pre-approval required).	1-12
Maintain and replace all landscaping or improvements installed on the Lot by the Owner or occupant (ARC pre-approval required).	14, 15
Light Fixtures - Exterior Maintain existing in clean and functioning order. Paint as necessary. Receive ARC pre-approval prior to painting or replacement.	1-12, 14, 15
Mail Receptacles Maintain post, bracket, box and flag in clean and working order. Receive ARC pre-approval when replacement is necessary.	1-3, 5-12, 14, 15
Other Maintain, repair and replace all other components and any addition or modification of the dwelling, garage or Lot not listed on this chart in accordance with Section 5.1, Community Charter.	1-12, 14, 15
Porch, Porch Ceilings, Porch Posts, Steps, Patio, Pergola, Arbor, Trellis Maintain in a clean and safe condition; repair as originally constructed. ARC pre-approval required for any addition or the replacement of existing component.	1-12, 14
Potable Water Pipes, Meters, Sewer Pipes, Electric/Phone/Cable Lines Servicing a Single Lot Maintain and replace as necessary from main connection.	1-12, 14, 15
Screens, Screen Enclosures Maintain in a clean condition, repair and replace as necessary.	1-12, 14, 15
Shutters Maintain and repair.	1-12, 14, 15
Siding or Stucco Repair as necessary; replace with prior approval from ARC. <i>Note: Minor surface repairs and sealants are part of the scheduled painting cycle.</i>	1-12, 15
Maintain, repair and replace with prior approval from ARC..	14

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Windows - Dwelling & Garage Maintain in clean condition and working order (includes hardware and frame). Prior ARC approval required for any modification or replacement. Any caulking around the outside perimeter of doors and windows between established painting cycle.	1-12, 14, 15
Termite Damage Repair any and all damage to dwelling and garage's exterior walls/foundations if termite treatment is ineffective.	1-12, 14, 15