

**EXHIBIT A**

**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.*

**SERVICE AREA RESPONSIBILITIES on Owner's Lot**

*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
<b>Balcony</b> <sup>2</sup> Replace as originally constructed on the dwelling.	10, 12
<del>Maintain, repair and/or replace balconies originally constructed on the Unit, however, <u>the cost of such work shall be the responsibility of the Owner of the affected Unit and not the entire Service Area.</u></del>	15
<b>Boundary Fence including Gates and Hardware or Wall on Lot</b> <sup>1</sup> Repair and <sup>2</sup> replace as necessary.	1-12, 15
<b>Concrete Flatwork</b> Repair and replace, as necessary the walkways servicing more than a single unit. Cleaning of the front sidewalks and unit front stems/walkways on a semi-annual basis.	1-12
Replace, as necessary, sections of the concrete walkways as originally constructed with the Unit. Cleaning of the front sidewalks and Unit front steps/walkway on a semi-annual basis.	15
<b>Exclusive Common Areas</b> <sup>1</sup> Maintain, <sup>1/2</sup> repair and <sup>2</sup> replace.	4, 15
<b>Exterior Caulking</b> <sup>2</sup> Windows and doors during established exterior painting cycle.	1-12, 15
<b>Exterior Cleaning</b> a) <sup>1</sup> Semi-annual cleaning of front sidewalks, front steps/walkways; b) <sup>1</sup> annual cleaning of driveways, boundary fences, the exterior walls of dwelling and garage; and c) <sup>2</sup> roof of dwelling, and garage at the commencement of the established painting cycle.	1-12, 15
<b>Exterior Doors</b>  Repair/replace any damaged garage door and exterior and exterior door hardware (but not garage door openers), and any other broken exterior door and door hardware on any dwelling; provided, however, <u>the cost of such repair/replacement shall be the responsibility of the owner of the affected unit and not the entire Service Area.</u>	15
<b>Exterior Painting</b> <sup>2</sup> Dwelling, carport, garage, garage door, exterior doors, dwelling/garage fascia, any non-vinyl fence or stucco-covered wall erected along Lot's boundary on established painting cycle.	1-12
Painting, of all exterior portions of the dwellings (including the exterior doors, soffits, and fascia thereof), carports, garages, garage doors, and any walls or non-vinyl fences erected along Unit boundaries (collectively called "Boundary Fences") during the scheduled painting cycle.	15
<b>Gutters &amp; Downspouts</b> <sup>1</sup> Maintain, <sup>1/2</sup> repair, <sup>1</sup> clean and <sup>2</sup> replace, as necessary on dwellings and garages.	1-12, 15

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<b>Irrigation System</b> <sup>1</sup> Operations, maintenance, $\frac{1}{2}$ repair and <sup>2</sup> replacement of any irrigation equipment (sprinklers, pumps, wells, water lines and time clocks, wherever located). <u>Excluded 1-12: Sprinklers or other irrigation equipment that is located in a gated back yard or inside garages.</u>	1-12
<sup>1</sup> Operations, maintenance, $\frac{1}{2}$ repair and <sup>2</sup> replacement of any irrigation equipment (sprinklers, pumps, wells, water lines and time clocks, wherever located) serving those portions of the Units and property adjacent to the Units for which the Association is responsible..., which areas may be irrigated through a master system and controllers operated by the Association. <u>Excludes any sprinklers or other irrigation equipment installed by the Owner or occupant of any Unit</u>	14, 15
<b>Landscape on Lot - Lawn, Shrubs, Trees</b> <sup>1</sup> Maintain when part of original installation (mowing, fertilization, pruning, mulching, watering, pest and disease control) and <sup>2</sup> replace when part of original installation.	1-12, 14, 15
<b>Porch Steps</b> Maintain, repair and/or replace railings originally constructed on the Unit, however, <u>the cost of such work shall be the responsibility of the Owner of the affected Unit and not the entire Service Area.</u>	15
<b>Railings</b> <sup>1</sup> Maintain, <sup>1</sup> repair and <sup>2</sup> replace as originally constructed on the dwelling.	1-12
Maintain, repair and/or replace porches steps originally constructed on the Unit, however, <u>the cost of such work shall be the responsibility of the Owner of the affected Unit and not the entire Service Area.</u>	15
<b>Roofs</b> a) <sup>2</sup> Periodic, surface cleaning as part of the established painting cycle and, as necessary to maintain the Community Wide Standard; b) $\frac{1}{2}$ Repair and <sup>2</sup> replace on dwelling, exterior porch, and garage (substrate, flashing, surface, fascia, soffit parapet <u>excluding high end walls</u> , and the exterior of chimneys and dormers.	1-12
Repair/replace, as necessary, the asphalt roofs, soffits and fascia of any dwelling and garage, including any exterior asphalt porch roof originally constructed with the dwelling. Repair/replace, as necessary, the <u>metal roofs, soffits and fascia</u> of any dwelling and garage, including any <u>exterior metal porch</u> roof originally constructed on the Unit, provided, however, <u>the cost of such repair/replacement shall be the responsibility of the Owner of the affected Unit and not the entire Service Area.</u>	15
<b>Shutters</b> Replace shutters during scheduled exterior painting cycle.	1-12
Replace shutters originally installed on the dwelling during the scheduled exterior painting cycle, provided, however, <u>the cost of such replacement shall be the responsibility of the affected Unit and not the entire Service Area.</u>	15
<b>Termite Treatment</b> <sup>1</sup> Exterior walls and foundation of dwelling and garage.	1-12
Exterior structural walls and foundations of the dwellings and garages	15
<sup>1</sup> Service Area's Annual Operating Budget <sup>2</sup> Service Area's reserve Contributions for deferred maintenance and capital expenditures (pooled calculation method)	