

EXHIBIT A TO BYLAWS

MEADE POND CONDOMINIUM Maintenance, Repair and Replacement List

This list is intended to help clarify whether an item is to be maintained, repaired or replaced by the Association or by the Unit Owner. Items listed under the "Owner" column may be covered by the Association's insurance coverage if damaged under certain circumstances. Owners will be held responsible for damage caused by themselves, family and guests.

OWNERS ARE REMINDED THAT ANY ITEM THEY WANT TO ADD OR CHANGE ON THE OUTSIDE OF THEIR UNIT NEEDS ADVANCE APPROVAL OF THE BOARD

<u>Association</u>	<u>Owner</u>
Storm doors and closers	All screens
Garage doors	Garage door weather stripping
Entry, patio and service doors	Garage door opener
Windows—glass and frames (not cleaning)	Garage door mechanical parts
Driveways and sidewalks	Dryer ducts and vent covers
Decks and patios	Air conditioners and related items
Foundation walls	Furnaces and attachments
Outside faucets	Telephone cables
Roofs and siding	Fireplaces and attachments
Gutters, downspouts and extensions	Basement and garage floors
Landscaping and lawn care	Doors between garage and unit
Replacement of exterior light fixtures (excluding maintenance and cleaning and excluding replacement of light bulbs)	All electrical, plumbing and mechanical fixtures and related equipment not otherwise the express responsibility of the Association including such equipment associated with the Owner's Unit although located outside the defined "Unit" boundaries
Snow removal from drives, service walk to entrance door, front stoop and front sidewalks	Garage faucets
Curbside mailboxes	Pet damage to any items under "Association" column
Pond improvements which are the Association's responsibility per the Declaration	
Monument sign at entrance to Condominium including landscaping, ground lighting and the replacement of light bulbs	
Detention basin at southeast corner of condominium plat	

