

**LEHMAN'S CROSSING II, A PLANNED COMMUNITY
LEHMAN'S CROSSING II, OWNERS ASSOCIATION
CHART OF EXTERIOR MAINTENANCE RESPONSIBILITIES
DECLARATION §8.3, EXHIBIT "G"**

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER	JOINT
DECKS			
Repair		X	
Replacement (with composite)		X	
SIDEWALK (including steps) SERVING ONLY ONE UNIT			
Cleaning/Sweeping		X	
Maintenance and Repair		X	
Replacement		X	
SIDEWALKS SERVING COMMON FACILITIES			
Cleaning/Sweeping	X		
Maintenance and Repair	X		
Replacement	X		
DRIVEWAY SURFACES			
Cleaning/Sweeping		X	
Resealing/Resurfacing	X		
Replacement	X		
LANDSCAPING/LAWN CARE			
Mowing	X		
Watering		X	
Pruning of all trees	X		
Replacement of all trees due to natural causes	X		
Bed Cleaning and Weeding	X		
Fertilizing, Weed Control and Insect Control	X		
Tanbark	X		
Leaf Removal	X		
Replacement of shrubs, trimming of shrubs	X		
Replacement of grass due to natural causes or Association neglect	X		
Replacement of grass due to willful misconduct or unit owner neglect		X	
SNOW REMOVAL			
Patios		X	
Sidewalks and stoops (front porch)	X		
Driveways	X		
Fire hydrant access	X		
Mail box access	X		
EXTERIOR LIGHTING SERVING COMMON FACILITIES			
Repair/Replacement of fixtures	X		

Repair/Replacement of wiring	X		
Bulb replacement	X		
EXTERIOR LIGHTING SERVING ONLY ONE UNIT			
Repair/Replacement of fixtures		X	
Repair/Replacement of wiring		X	
Bulb replacement		X	
ELECTRICAL/WATER/PLUMBING/SEWER SYSTEMS			
All portions serving only one unit	X		
PEST CONTROL AND EXTERMINATION			
Exterior infestation of wood boring/stinging insects	X		
Preventative Maintenance and all other infestations (including decks)		X	
MUNICIPAL SANITARY SEWER			
Charges		X	
STORM WATER FACILITIES/DRAINAGE (COMMON FACILITIES)			
Swale maintenance	X		
Regrading /remedies as required	X		
PAINTING/STAINING			
Decks		X	
All exterior doors and garage door			X
Front Storm Door		X	
INSURANCE			
Blanket policy covering structures and common facility liability	X		
Unit Contents, Unit Owner Policy		X	
Association/Directors Liability Insurance	X		
TRASH REMOVAL			
Fees for Trash Collection		X	
MISCELLANEOUS			
Air conditioning unit		X	
Heating systems		X	
Water heaters		X	
All appliances		X	
Furnace vents		X	
Mailboxes, standards and posts	X		
Dryer vents		X	
Fireplace		X	
Gutter/downspouts	X		
Roof, including shingles	X		
Awning over patio, if applicable		X	
Exterior siding	X		
Exterior siding repair due to owner neglect			X