

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

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER	JOINT	Columnl
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			
Mulch and shrub trimming	X			
Leaf Removal	X			
Replacement of shrubs (*see below)		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

***If unit owner wants to replace shrubs, an Architectural Request is required. Please pick dwarf evergreen or flowering shrub.**

Please be aware that the Lawn Service maintains shrubs not perennials.

Vegetables or fruit gardens are permissible in the rear of your unit within the limited common property.