

Exhibit "B"
WOODBIDGE HOMES ASSOCIATION
Maintenance Responsibilities
For Dwelling Units at
1-529 Woodbridge Lane
200-206 E. 129th Terrace

<u>Maintenance Item</u>	<u>Extent of Responsibility</u>	<u>Responsible Party</u>
Patio Slabs/Decks/Privacy Screens Porches, Stoops, Balconies	All	Owner
Sidewalks Public Use	All	Association
Grass Areas/Trees Inside Privacy Outside Privacy	All Maintenance	Owner Association
Shrubs Foundation Plants-Front Only Sides/Back Common Areas	Maintenance (Trim only) Replace All All	Association Owner Owner Association
Fences Privacy/Party	All	Owner
Storm Water Clubhouse/Parking Lot	General/Association	General/Association
Storm Water Maintenance/Streets/Drives	Maintenance/Association	Maintenance/Association
Storm Water Residence (Homes)	Owner	Owner

All maintenance items noted "Association" will be performed by the Association except for the following: (1) item is determined by the Association, and verified by an independent expert selected by Association, to be economically and/or physically infeasible to maintain or repair, or (2) problems are a result of owner negligence or damage. In either such instance, the owner will be responsible for repair/replacement at owner's expense.

This chart is intended to summarize the responsibilities of unit owners at Woodbridge Homes Association for maintenance, replacement and repair or improvement. In the event of any discrepancies between this summary and the Association's Declaration and Bylaws, this Summary should not have priority.

* Except when windows, doors or other Owner replacements are made

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<u>Maintenance Item</u>	<u>Extent of Responsibility</u>	<u>Responsible Party</u>
Roofing/Flashing	All	Owner
Gutters/Downspouts	Maintain/Replace	Owner
Exterior Wall Surfaces		
Wood/Composition*	Paint	Association
Stucco	Routine Paint/Seal	Association
	Replace	Owner
Street Numbers	All	Owner
Exterior Chimney		
Wood/Composition/Stucco*	Paint	Association
	Replace	Owner
Masonry	Seal/Repair	Owner
	Replace	Owner
Windows (Exterior)*	Paint/Caulk (exterior only)	Association
Windows (Glass)	All (including cleaning)	Owner
Window Structure	Repair/Replace	Owner
Exterior Doors (All)	Paint/Caulk (exterior only)	Association
	Repair/Replace	Owner
Foundation	All	Owner
Utility Lines		
Electric/Gas/Water	Residence to Meter	Owner
	Meter to Main	Utility Company
Sewer	Residence to Main	Owner
	Main	Utility Company
Driveways	Replace	Association
Garage Doors	Replace	Owner
	Paint Exterior	Association
Parking/Private Streets/Cul de sacs	All	Association