

APPENDIX B
MAINTENANCE RESPONSIBILITY CHART

(See Notes at End)

COMPONENT OF PROPERTY	CHATEAUS AREA OF COMMON RESPONSIBILITY	OWNER RESPONSIBILITY (SUBJECT TO APPROVAL BY ARCHITECTURAL REVIEWER)
Roofs.	Deckings, felt, shingles, and metal flashing, only	All other aspects, including roof trusses.
Roof mounted attachments.	None.	All aspects.
Exterior vertical walls of buildings, other exterior features of buildings not specifically listed in chart.	Outermost materials only, such as siding, stucco, and brick, and any coatings or surface treatments on the material, such as paint or sealant.	All other aspects, including wall cavities and insulation.
Building foundations, patio slabs, and A/C slabs.	None.	All aspects, including tolerance for minor crack that are inevitable results of the natural movement of soil (expansion and contraction), shrinkage during the curing of the concrete, and settling of the building.
Concrete driveways and sidewalks.	All structural aspects.	Routine cleaning & tolerance for minor cracks that are inevitable results of the natural expansion & contraction of soil, shrinkage during the curing of the concrete and settling of the building.
Retaining walls.	All aspects.	None.
Displays of street numbers on exterior doors or building surfaces.	All aspects.	None.
Gutters and downspouts.	All aspects.	None.
Grounds – outside the fenced yards.	All aspects.	None.
Yard irrigation system	All aspects.	None.

(sprinkler)		
Exterior light fixtures on buildings.	None.	All aspects.
Exterior doors of townhomes.	Determining styles and materials of front doors and garage doors. Periodic paint or stain on garage doors, only.	All other aspects of the garage door, and all aspects of other doors, including paint, door frame, door, glass panes, hardware, locks, peepholes, thresholds, weatherstripping, and doorbells.
Garages.	Roofs and exterior vertical walls, as described above.	All aspects, except those noted for Association. Includes, routine interior cleaning, interior wall and ceiling materials, pedestrian door, automatic garage door opener, remote controls, interior light fixture, interior electrical outlets.
Skylights.	None.	All aspects.
Attics.	None.	All aspects.
Insulation & weatherstripping.	None.	All aspects.
Chimneys & Fireplaces.	Chimney Caps and siding only.	All other aspects, including flues, firebox, damper, and periodic flue cleaning.
Fences and gates around private townhome yards.	All aspects.	None.
Townhome interiors, incl. improvements, fixtures, partition walls & floors within townhome.	None.	All aspects.
Sheetrock in townhomes (walls and ceilings) & treatments on walls.	None.	All aspects.
Improvements and grounds in private/yards.	Mowing.	All aspects except for mowing.
Surface water drainage systems.	All aspects, including collection drains and drain systems.	None. Prohibited from changing the drainage system.
Windows.	Periodic exterior caulking in connection with exterior painting.	All other aspects, including window frames, window sill flashings, window seals and

		sealants, screens, window locks, glass panes, glazing, interior caulking.
Water, sewer, electrical lines & systems.	None for lines and systems serving the lots.	All aspects of lines and systems serving the lot.
Heating and cooling systems & water heaters.	None.	All aspects.
Intrusion alarms on doors/windows, smoke/heat detectors, monitoring equipment.	None.	All aspects.
Cable for television or internet.	Standards for location and appearance of cable and/or conduit.	All other aspects.
Television antennas & satellite dishes.	Standards for location and appearance of exterior mounted devices.	All other aspects.

See Notes on Next Page

NOTES TO MAINTENANCE RESPONSIBILITY CHART

- NOTE 1 In the event of a conflict between this Maintenance Responsibility Chart and a provision of the main body of the Declaration, the main body of the Declaration controls. This Maintenance Responsibility Chart may not be interpreted or amended to create a conflict with a provision of the Declaration.
- NOTE 2 As used in this Maintenance Responsibility Chart, "all aspects" includes maintenance, repair, and replacement, as needed.
- NOTE 3 Each component listed in the first column of the Maintenance Responsibility Chart of The Chateaus of the Settlement at Craig Ranch is applicable only if the component exists, and may not be construed to create a requirement to have such a component. A skylight is an example of a component that may or may not be on a building.
- NOTE 4 If the owner is responsible for a component of the townhome building that is shared with the owners of the other townhomes in the townhome building, such as roof trusses and the foundation, the responsibility is shared by the owners of all the townhomes in the building. If the owners of the 3 townhomes in the building cannot agree on an equitable division of the costs based on the circumstances, the division will be equal among the townhomes although one townhome may be more affected than the others. If the owners of the townhomes cannot agree on any aspect of maintenance that requires their joint participation, the matter will be decided by the Chateaus Committee or, at the discretion of the board, by a 3-person ad hoc committee appointed by the board.
- NOTE 5 If an owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the owner.
- NOTE 6 This Maintenance Responsibility Chart may be revised by the Association acting through its Board of Directors, with the approval of owners representing at least a majority of the townhomes in the Property. A revised Maintenance Responsibility Chart must be recorded in the Real Property Records of Collin County, Texas.

(End of Appendix B)