

**EXHIBIT B  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR WINDHAVEN CROSSING TOWNHOME OWNER'S ASSOCIATION, INC.  
AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS**

**MAINTENANCE RESPONSIBILITY CHART**

## EXHIBIT B

MAINTENANCE RESPONSIBILITY CHART

“all aspects” includes maintenance, repair and replacement, as needed

<b>Component of Property</b>	<b>Area of Common Responsibility</b>	<b>Owner Responsibility</b>
Roofs	Decking, felt, shingles, and metal flashing only	All other aspects, including roof trusses.
Roof-mounted attachments and roof top decks	None	All aspects
Exterior vertical walls of buildings, gutters and downspouts, front porch or stoop, and 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. Gutters and downspouts. For front porch and stoop the common responsibility shall be to the awnings, railings, and steps	All other aspects, including wall cavities and insulation. For front porch and stoop: routine cleaning, poured concrete if part of the townhome foundation, and handicap modification, if any.
Building foundations, patio slabs and A/C slabs	None	All aspects, including tolerance for minor cracks 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	Structural aspects of flatwork outside of fenced yards, only.	All other aspects, such as 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 originally constructed by Declarant, if any, or the Association	All aspects	None
Displays of street numbers on exterior doors or building surfaces	All aspects	None
Alleys	All aspects	None

Component of Property	Area of Common Responsibility	Owner Responsibility
Front and Side Yard Grounds	All aspects; provided the Association shall have no liability or responsibility with respect to any landscaping and hardscape improvements installed/constructed by Owner without prior written approval of the ACC (which Declarant or the Association may remove, without liability to such Owner)	Watering all sod, trees, shrubs, plants, vegetation or other landscape. The Association will take into consideration any water restrictions that may be in effect.
Yard irrigation system (sprinkler)	All aspects	None
Exterior light fixtures on buildings	None	All aspects
Garages	None	All aspects. Includes routine interior cleaning, interior wall and ceiling materials, garage door, automatic garage door opener, remote controls, interior light fixture, interior electrical outlets.
Insulation and weather-stripping	None	All aspects
Chimneys and fireplaces	Chimney caps and siding only	All other aspects
Townhome interiors, including improvements, fixtures, partition walls and floors within townhome	None	All aspects
Sheetrock in townhomes (walls and ceilings) and treatments on walls	None	All aspects
Improvements and grounds in private yards	None	All aspects
Exterior doors of townhomes	Periodic painting or staining, at the Association's sole discretion, only.	All aspects of the garage door, and all aspects of other doors, including paint, door frame, door, glass panes, hardware, locks, peep-holes, thresholds, weather stripping and doorbells

Component of Property	Area of Common Responsibility	Owner Responsibility
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 and systems	None for lines and systems serving the lots	All aspects of lines and systems serving the lot
Heating and cooling systems and 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 and satellite dishes	Standards for location and appearance of exterior-mounted devices	All other aspects

Note 1: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such a component.

Note 2: If the owner is responsible for a component of the building that is shared with one or more other townhomes in the 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 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 in accordance with the dispute resolution procedures set forth in this Declaration.

Note 3: 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 and any charges incurred by the Association shall be charged to the Owner's account.

Note 4: This Maintenance Responsibility Chart may be revised by the Declarant, as long as Declarant owns any portion of the Property, and thereafter by the Board of Directors of the Association in order to clarify responsibilities of Owner and/or the Association, correct errors or omissions, and/or to make revisions to be consistent with the terms of the Declaration, as may be amended from time to time. A revised Chart must be recorded in the Real Property Records of Denton County, Texas.

Note 5: If the owner is responsible for a component of the building that is shared with one or more other townhome owners in the building, such as roof trusses and foundation, the responsibility is shared by the owners of all the townhomes in the building. If the owners cannot agree upon an equitable division of 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 cannot agree on any aspect of maintenance that requires joint participation, the matter will be decided by an ad hoc committee of three disinterested persons who shall be appointed by the Board for this purpose.

Note 6: 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 7: The Association's maintenance obligations will be discharged when and how the board, in its sole discretion, deems appropriate.

Note 8: