WOODHAVEN COUNTRY CLUB HOMEOWNERS ASSOCIATION			
ALLOCATION OF MAINTENANCE RESPONSIBILITIES			
A= ASSOCIATION O= OWNER U= UTILITY CO.			
AREA	A	O	U
CONDOMINIUM UNIT			
Exterior painting of front door	X		
Exterior painting of front door frame	X		
Interior painting of front door		X	
Hardware, weather stripping and fixtures of all doors		X	
Replacement of front door and door frame		X	
Interior painting of condominium unit		X	
Repair and replacement of window screens		X	
Repair and replacement of patio door screens		X	
Repair and replacement of windows, glass and sliding doors		X	
Repair and replacement of patio doors and glass		X	
Painting outside walls (stucco)	X		
Painting outside trim of unit	X		
Repair, replacement and maintenance of outside walls and trim	X		
Interior wall paint and coverings		X	
Interior floor coverings		X	
Unit roof repair and replacement	X		
Repair, maintenance and replacement of deck, deck drain, and drain lines		X	
Repair and replacement of all residential building foundations/slabs and			
footings (including garage slabs)	X		
Faucets - exterior and interior of unit		X	
Light fixtures and bulbs-interior and exterior of unit, except ground lights			
on street side of unit		X	
Skylights installed by owner		X	
Skylights installed by developer	X		
Chimney cleaning and flue maintenance		X	
Patio security lights and address lights		X	
Mailboxes	X		
HVAC system, including duct work and water heaters		X	
Water heaters		X	

GARAGE DEFINED AS AREA G IN CONDOMINIUM PLAN	**A**	**O**	**U**
Exterior painting of garage door(s) and door frame	X		
Interior painting of garage door(s)		X	
Hardware and fixtures of garage door(s)		X	
Garage door opener		X	
Replacement of garage door and painting when replaced		X	
Exterior painting of garage entry door and door frame	X		
Interior painting of garage entry door		X	
Hardware and fixtures of garage entry door		X	
Replacement of garage entry door and painting when replaced		X	
PATIO DEFINED AS AREA "P" IN CONDOMINIUM PLAN (rear patio)			
Upkeep, repair and replacement of patio concrete slab (original)		X	
Upkeep, repair and replacement of extended patio by owner		X	
Upkeep, repair and replacement of patio flooring (tile,cool deck,aggregate)		X	
Upkeep, repair and replacement of Bar-be-que and gas line		X	
Maintenance and upkeep of shrubs and landscaping	X		
Maintenance and upkeep of custom plants (roses, etc.)		X	
Maintenance and upkeep of irrigation system within patio	X		
Repair and painting of patio pony wall	X		
Upkeep, replacement of patio cover		X	
Panting patio cover on schedule (HOA will paint and bill owner)	X		
ATRIUM DEFINED AS AREA "F" IN CONDOMINIUM PLAN			
Upkeep & repair of atrium		X	
Painting of atrium		X	
Watering, maintenance and upkeep of plants, trees, shrubs, and irrigation		X	
Screen cover, lattice work, awnings		X	
Upkeep, repair and maintenance of atrium and all other improvements,			
including landscaping, irrigation system		X	
Roof system of - approved atrium enclosure		X	
DRIVEWAY AND SIDEWALK			
Upkeep and cleaning of driveway between garage door and street		X	
Repair and replacement of driveway between garage door and street	X		
Upkeep and cleaning of sidewalk from driveway to unit		X	
Repair and replacement of sidewalk from driveway to unit or to point of entry into exclusive use of common area	X		

PUBLIC UTILITIES	A	O	U
Electrical service up to and including the electric meter			X
Electrical distribution from the meter to and within the unit		X	
Repair, replacement, maintenance and bulb replacement of all exterior			
lights and fixtures except street ground lights		X	
Gas service up to and including the gas meter			X
Gas distribution from the meter to and within the unit		X	
Water distribution up to and including the water meter			X
Water distribution from the water meter up to the connection with the unit			
shut-off valve	X		
Water distribution from the connection to the shut-off valve to and within			
the unit		X	
Telephone and telephone wires (either telephone company or owner)		X	X
Cable TV (either cable TV company or owner)		X	X
Sewer stoppages (unless caused by roots of trees in common area)		X	
Sewer stoppages caused by roots of trees located in common area	X		
APPLIANCES RELATED TO THE CONDOMINIUM UNITS ONLY			
Upkeep, repair and replacement of furnace		X	
Upkeep, repair and replacement of air conditioner		X	
Maintenance, repair and replacement of air duct system		X	
Upkeep, repair and replacement of dishwasher		X	
Upkeep, repair and replacement of kitchen stove		X	
Upkeep, repair and replacement of kitchen and bath cabinets		X	
Upkeep, repair and replacement of plumbing fixtures and connections to			
water and sewer system		X	
Upkeep, repair and replacement of bathtubs, shower stall, shower pans,			
bath and shower tile		X	
ASSOCIATION PROPERTY AND LANDSCAPING			
Landscaping within common area but excluding any landscaping in atrium	X		
Upkeep, repair and replacement of Association real property	X		
Irrigation system- common area only (not atrium)	X		
DECK DEFINED AS AREA "D" IN CONDOMINIUM PLAN			
Repair, maintenance & replacement of deck, deck drain & drain lines		X	