

EXHIBIT "A"

MAINTENANCE RESPONSIBILITY CHART FOR

TRAVIS OAKS CONDOMINIUMS

<u>Items</u>	<u>Association Responsibility</u>	<u>Unit Owner Responsibility</u>
1. Grounds, including landscaped and paved areas and improvements thereon lying outside the main walls of the Buildings with the exceptions noted herein.	All except as noted.	Cleaning and routine maintenance of patios, balconies, and Limited Common Elements appurtenant to the Unit; replacement or maintenance of plantings and improvements on the patios and balconies.
2. Building, exterior roof, vertical walls, foundations.	All aspects.	
3. Unit doors (front and rear).	Painting and repair of exterior of door and portions of door frame which are not exposed to interior of Unit.	Unit side of door, all door hardware, weather stripping and doorsill.
4. Windows.	Exterior painting, caulking and glazing only.	Routine cleaning, interior caulking and sealing, repair of windows and window mechanisms and replacement of broken panes.
5. Plumbing and sewer lines.	Repairs to portions of plumbing and sewer lines outside of the boundaries of a Unit (including plumbing and sewers serving only one Unit) except when caused by the occupants of a Unit. Damage to a Unit occasioned by causes initially occurring outside of the Unit (but not consequential damages such as to furniture, clothing or other personal items).	All portions within a Unit serving only that Unit including fixtures and appliances attached thereto. Damage to a Unit originating from causes initially occurring within the Unit that are the responsibility of the Unit Owner.

<u>Items</u>	<u>Association Responsibility</u>	<u>Unit Owner Responsibility</u>
6. Electrical and related systems.	All except electrical and related systems serving only one Unit included within the exterior of the Unit, except as otherwise noted. Damage to a Unit occasioned from sources outside of the Unit originating from electrical systems and components, the maintenance responsibility of which is the Association's.	All portions within a Unit serving only the Unit including fixtures and appliances attached thereto, including the portions of the heating and cooling systems included within the Unit. Damage to a Unit occasioned by causes initiating within the Unit from electrical and related systems, the maintenance of which is the responsibility of the Unit Owner.
7. Heating and cooling systems.	Changing filters on all heating and cooling systems.	All other aspects.
8. Attics.	All aspects.	N/A.
9. Storage.	All, except individual storage spaces which are Limited Common Elements, if any.	Routine cleaning of individual storage spaces.
10. Swimming pools, clubroom, and surrounding General Common Elements.	All aspects.	N/A.
11. Designated parking spaces.	All aspects.	N/A.

Notes: The items on this chart are intended to represent examples only and are not intended to be all-inclusive. For information concerning other items not included hereon or for further elaboration with regard to the items included hereon, reference is made to the By-Laws of the Association which are in all things controlling.

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