

REGENCY POINT TOWNHOME ASSOCIATION, INC.

In that the Regency Point Townhomes are fee simple properties, there are no exhaustive lists of conditions or responsibilities for maintenance responsibilities set out in the Amendment to the Declaration of Covenants, Conditions and Restrictions of Regency Point (the "Declaration") as to the responsibility of the Owners of the townhomes. Some of the responsibilities for maintenance have been specifically assigned to the Association pursuant to the Declaration. All other items are the maintenance obligation of the Owners.

If the need for maintenance is caused by the willful or negligent acts of an Owner, (or their invitees, guests, or family members), tenants, (or their licensees, invitees, guests or family members), the obligation to repair becomes the obligation of the Owner.

Any item not specifically listed, as an Association responsibility is an Owner Responsibility.

REGENCY POINT TOWNHOME ASSOCIATION, INC. ASSOCIATION/HOMEOWNER RESPONSIBILITY LIST

Description	Association	Owner	Declaration Article & Paragraph
§I EXTERIOR			A-I /A-III
A. Roofs	X		A-III/P-3.02
B. Door Hardware/Fixtures		X	A-III/P-3.02
C. Foundations	X		A-III/P-3.02
D. Gutters	X		A-III/P-3.02
E. Fences	X		A-III/P-3.02
F. Downspouts	X		A-III/P-3.02
G. Weather Stripping		X	A-III/P-3.02
H. Door Fixtures		X	A-III/P-3.02
I. Air Conditioning Equipment, Compressors, Condensers (including pipes and lines connecting same to unit)		X	A-III/P-3.02
J. Windows, Window Fixtures, and Hardware		X	A-III/P-3.02
K. Glass Surfaces		X	A-III/P-3.02

Description	Association	Owner	Declaration Article & Paragraph
§II OWNER AREAS -EXTERIOR			A-III/P-3.02 & P-3.03
A. Individual Landscaping (Owner Installed)		X	A-III/P-3.02
B. Individual Fences (Owner Installed)		X	A-III/P-3.02
C. Individual Enclosed Patio Areas		X	A-III/P-3.02
D. Individual Balcony Railings		X	A-III/P-3.03
§III INTERIOR			A-III/P-3.03
A. Pipes		X	A-III/P-3.03
B. Electrical Lines		X	A-III/P-3.03
C. Natural Gas Lines		X	A-III/P-3.03
D. Sanitary Sewer Lines		X	A-III/P-3.03
E. Telephone Service		X	A-III/P-3.03
F. Electrical Circuit Breakers		X	A-III/P-3.03
§IV UTILITIES			A-III/P-3.03
A. Lines *	X		A-III/P-3.03
B. Pipes *	X		A-III/P-3.03
C. Wires *	X		A-III/P-3.03
D. Conduits *	X		A-III/P-3.03
E. Systems*		X	A-III/P-3.03
§V COMMON AREA			A-I/P-1.02
A. Sprinkler System	X		A-I/P-1.02
B. Streets	X		A-I/P-1.02
C. Pavement	X		A-I/P-1.02
D. Pipes	X		A-I/P-1.02
E. Wires	X		A-I/P-1.02
F. Conduits	X		A-I/P-1.02
G. Grass/Trees/Shrubs	X		A-III/P-3.02
H. Walks/Walkways	X		A-III/P-1.02
§VI INSURANCE***			A-III/P-3.06
A. Fire Damage (extended coverage endorsement)		X	A-III/P-3.06(A)
B. Common Area (Replacement)	X		A-III/P-3.06(B)(1)
C. Common Area (Liability)	X		A-III/P-3.06(B)(2)
D. Individual Unit (Replacement)		X	A-III/P-3.06(A)
E. Individual Unit (Liability)		X	A-III/P-3.06(B)(2)
F. Individual Unit (Contents)		X	A-III/P-3.06(B)(2)
G. Systems		X	A-III/P-3.03

* Which runs through a unit that serves one or more units, which are not maintained by any utility company.

** Amendment to the Declaration is filed under Clerk's file number 9053084

*** Association is to be added as an additional insured notified by insurance company if cancelled.