

**EXHIBIT B**  
**MAINTENANCE OBLIGATIONS**

Per the Act, **all maintenance required to be performed by the Association is done at such a time and in such a manner as the Association shall determine.** Requests for immediate repair or maintenance are rarely honored and then only in cases the Association determines to be an emergency. Maintenance is performed on a schedule and in a way that is designed to minimize cost to the Association while maintaining an overall community aesthetic.

Maintenance, as the term is used in our Covenants, does NOT INCLUDE correction of building defects in the original construction nor casualty losses typically covered by insurance. It also does not include correction of damage to property caused by a lot owner's misuse or negligence or that results from a lot owner's repair or modification of an improvement (home) or landscaping. For this reason, Lot Owners are advised to have their Lot and/or home carefully inspected before purchase. They are also advised to secure ACC approval before modifying any element of a building exterior, landscaping, driveway, walkway, or yard art. Even with ACC approval, these Lot Owner improvements are not maintained by the Association.

Maintenance of landscaping does NOT INCLUDE replacement of dead plants or yard art. Maintenance is done with the objective of maximizing the efficiency and appearance of the entire community, not compliance with specific Lot Owner requests or prior landscaping or plantings. Those items listed as "Association Responsibility" may be funded by annual assessments, special assessments or supplemental assessments that apply only to the owners who benefit from that particular maintenance project.

The following are maintenance obligations of The Greens at Kissing Camels Estates (Association), maintenance obligations of the individual lot owners and/or current practices of the Kissing Camels Property Owners Association (KCPOA):

- **Air conditioning and heating systems** (including all exterior compressors or other auxiliary equipment) – *Lot owner responsibility for maintenance.*
- **Antennae and satellite dishes** – *Lot owner responsibility for maintenance.*
- **Asphalt on Hill Circle and Reserve Point** – *Currently maintained by KCPOA.*
- **Awnings and sunscreens** – *Lot owner responsibility for maintenance.*

- **Building inspection at time of sale.** (All regular repairs and maintenance are performed in a manner and on a schedule determined by the Association). *The Association will only make repairs on the Association schedule and shall not be responsible for necessary repairs which are needed during an unscheduled period of time such as immediately preceding or following the sale of a Residence.*
- **Concrete curbs, gutters, and parking pads on Reserve Point** – *Association responsibility for maintenance.*
- **Curbs and gutters on Hill Circle** – *Currently maintained by KCPOA.*
- **Decks, Porches, and Patios**
  - **Maintenance of all deck components, (to include repair or replacement required by normal wear or use EXCEPT painting as described below)** – *Lot owner responsibility for maintenance.*
  - **Maintenance of patios** – *Lot owner responsibility for maintenance or replacement*
  - **Removing stains or debris** – *Lot owner responsibility for maintenance.*
  - **Snow removal** – *Lot owner responsibility*
  - **Painting (but not other maintenance) of visible deck frame, trim, fascia, rails, and soffits** – *Association Responsibility*
- **Railings** – *Lot owner responsibility for maintenance and Association responsibility for painting*
  - **EXCEPT** pet enclosures/dog runs and external spiral staircases connecting a deck to the ground, *which are lot owner responsibility for maintenance and painting.*
- **Defect in building** (Including damage to home's interior resulting from building defect or any defect in the original construction, grading or landscaping) – *Lot owner responsibility.*
- **Doors and metals** (Damage from homeowner modification such as door knocker or décor) – *Lot owner responsibility for damage.*
- **Exterior surface of door** – *Association responsibility for maintenance but not including damage from door modifications.*
- **Door Glass** - *Lot owner responsibility for maintenance.*

- **Operation of door** (Including latch and hinges) – *Lot owner responsibility for maintenance.*
- **Windows** (Exterior metal frame) – *Association responsibility for maintenance.*
- **Window Glass** – *Lot owner responsibility for maintenance.*
- **Garage doors** (Exterior surface of door) – *Association responsibility for maintenance.*
- **Interior Garage Door Components** (Including door rail, rollers, and opener operation) – *Lot owner responsibility for maintenance.*
- **Operation of windows** (To include latching, closing mechanism, weather stripping & plastic drip edge) – *Lot owner responsibility for maintenance.*
- **Driveway and Sidewalks** (Removing stains or debris) – *Lot owner responsibility for maintenance. (See Also, Snow Removal)*
- **Driveway and Sidewalks Repair of structure** (If concrete in driveway is at least 6 inches thick or meets other criteria established by Association) – *Association responsibility for maintenance.*
- **Electrical Bulb replacement** (In external lights on garage front that are controlled by Photocell) – *Association responsibility.*
- **Other exterior lights** – *Lot owner responsibility.*
- **Outdoor speakers** – *Lot owner responsibility for maintenance.*
- **Fountains** – (See yard art)
- **Golf course operations** (All damage or injury resulting from errant golf balls or other golf course operations) – *Lot owner responsibility.*
- **Grills, either portable or built in** – *Lot owner responsibility for maintenance.*
- **Gutters and Downspouts Cleaning and Repair** – *Association responsibility (schedule selected by Association).*
- **Exterior Building Painting** – *Association responsibility for maintenance (schedule selected by Association).*
- **Courtyard walls** – *Association responsibility for maintenance.*

- **Door knockers or door décor** (Including any damage to the door because of knockers or décor -*Lot owner responsibility for maintenance*.)
- **Painting wood fascia, trim and supports** – *Association responsibility for maintenance*.
- **Radon abatement equipment** – *Lot owner responsibility for maintenance*.
- **Pet doors** – *Lot owner responsibility*
- **Gate locks, latches, and hinges** - *Lot owner responsibility for maintenance*.
- **Stone and stucco siding** – *Association responsibility for maintenance*.
- **Window wells** (Removing debris) – *Lot owner responsibility*.
  - ⊖ **Walls of Window Wells**- *Association responsibility for maintenance*.
  - ⊖ **Grates and ladders** - *Association responsibility for maintenance*.

### **Home interior**

- **Any component of a home's interior** – *Lot owner responsibility for maintenance*.
- **Homeowner improvements and personal property** (Including damage from homeowner improvements) – *Lot owner responsibility for maintenance*

### **Landscaping**

- **Drainage, grading and “dry creeks”** – *Association responsibility for maintenance*.
- **Ground cover** - *Association responsibility*
- **Owner installed ground cover** - (All improvements to the ground cover installed by individual lot owner) – *Owner responsibility for maintenance*.
- **Private plantings** (Those not installed by Association) - *Lot owner responsibility for maintenance*.
- **Association contract for landscaping** – (The current contract(s) for landscape maintenance are usually on-line in the homeowners' section of the Greens Website.) – *Association responsibility*.

- **Additional weeding, plantings, or landscaping in proximity to residence** - (Many Lot owners do provide these services in addition to HOA services provided. These additions must be approved by the ACC but do make a valuable and attractive addition to the Greens for which their neighbors are grateful.) - *Lot Owner responsibility for any additional weeding, planting or landscaping.*
- **Irrigation and maintenance of irrigation system** - *Association responsibility for maintenance.*
- **Lawn mowing, edging, fertilizing, and aerating** - *Association responsibility for maintenance.*
- **Mulch turning** - (The landscape contract provides for mulch turning but not for mulch replacement.) - *Association responsibility.*
- **Mulch replacement or supplement** - (Done only as budget permits on schedule selected by Association.) - *Association responsibility.*
- **Seasonal trimming and debris removal** - *Association responsibility.*
- **Plant or turf replacement and replenishment** - *Association responsibility (at discretion). This does not guarantee replacement of plants or replacement of plants with like plants. Also, typically the Association does not replace plants within five years of new construction or new landscaping (these replacements may be covered by original landscape installer).*
- **Plantings inside courtyards** - *Lot owner responsibility (Association provides original irrigation system and water access, but Lot owner is responsible for irrigation maintenance and modification thereafter.)*
- **Private plantings and improvements** - (Made by an owner and the irrigation system needed to serve those private plantings) - *Lot owner responsibility for maintenance.*
- **Retaining walls** - *Association responsibility for maintenance.*
- **Tree fertilization and pest control** - (In a manner and on a schedule determined by the Association) - *Association responsibility.*
- **Undeveloped lots** -

- **Mowing to meet minimum KCPOA standards** of about one foot and shorter near the street) – *Association responsibility.*
- **Irrigation or plantings** – *Lot owner responsibility.*
- **Weeding** – (The Association provides professional herbicide treatment but does not provide hand weeding) – *Association responsibility.*
- **Pest control inside home** – (Including common pest control such as spraying for insects or arachnids) – *Lot owner responsibility.*
- **Pest Control Outside home** – *Association responsibility (performed in a manner and on a schedule determined by the Association).*
- **Plumbing** (Including all internal plumbing and fixtures and external spigots or hose bibs and sump pumps) – *Lot owner responsibility.*
- **Roof Inspection** – *Association responsibility*
- **Roof Maintenance (including replacement if needed because of age or normal wear)** – *Lot owner responsibility for maintenance (performed in a manner as determined by the Association)*
- **Internal damage resulting from roof leaks** – *Lot owner responsibility for internal maintenance of personal property.*
- **Snow removal from driveways and sidewalks** – *Association responsibility (performed in a manner and on a schedule determined by the Association).*
- **Trash collection and Recycling** – (Currently trash collection provided by KCPOA & recycling provided by Association) – *Association responsibility.*
- **Windows** – (See Doors and Windows).
- **Yard art and fountains** – (Including mounting fixtures and bases) – *Lot owner responsibility for maintenance.*