

**Maintenance Chart**  
**Carriage Homes at Stapleton**

| ITEMS  | ASSOCIATION RESPONSIBILITY  | OWNER'S RESPONSIBILITY  | OTHER RESPONSIBILITY |
|--|---|---|----------------------|
| The interior and structural portions of the Home   | -   | All, including the structural components of walls and roofs associated with the individual Homes                  | -                    |
| Exterior windows, window glass, and window screens | Painting or staining of exterior surfaces of the windows and window frames  | All, except the painting or staining of exterior surfaces of the window and window frames                         | -                    |
| Exterior front and garage doors and door frames    | Painting or staining of the exterior surfaces of the front and garage doors and door frames   | All, except the painting or staining of the exterior surfaces of the front and garage doors and door frames       | -                    |
| Balconies and Porches of the building              | All serving the Carriage Homes  | -   | -                    |
| Foundation   | -   | All, foundation associated with the individual Homes  | -                    |
| Exterior surfaces of the building and garage       | Any brick, stone, siding, trim, shutters, eaves and fascia (except windows, window glass, window screens, exterior doors, door frames and garage doors)   | Windows, window glass, window screens, exterior doors, door frames and garage doors, except painting and staining | -                    |
| Painting and Staining of the building              | Exterior surfaces of buildings, including the exterior painted surfaces of windows and window frames, doors and door frames, and any siding, shutters, eaves, fascia, gutters, balconies and downspouts;- | -   | -                    |
| Non-structural roofing materials                   | All, including shingles, but not including trusses, rafters, or other structural components of the roof   | Trusses, rafters, or other structural components of the roof associated with the individual Homes                 | -                    |
| Gutters and downspouts on the building             | All serving the Carriage Homes  | -   | -                    |

| ITEMS                             | ASSOCIATION RESPONSIBILITY   | OWNER'S RESPONSIBILITY  | OTHER RESPONSIBILITY  |
|-----------------------------------|--|---|---|
| Plumbing, Heating and Electrical  | All, serving the whole building  | Any pipes, lines, wires, conduits, and other apparatus or equipment compromising any portion of the plumbing, heating, electrical, communication (including without limitation, cable television service, telephone service, telephone, and intranet or Internet access), air conditioning, and other utility systems serving only his or her Home. | -   |
| Sanitary Sewer and Water Laterals | All from meter pit to the building   | All, within his or her Home.  | -   |
| Exterior light bulbs              | The photocell exterior garage lights and post lights serving the Carriage Homes  | The entry light serving the individual Home.  | Metro District maintains all street lights  |
| Exterior light fixtures           | All serving the Carriage Homes   | -   | Metro District maintains all street lights  |
| Landscaping                       | All landscaping located in the common area surrounding the buildings and within the green space and tree lawn associated with the Carriage Home Neighborhood | -   | -   |
| Concrete, including snow removal  | Maintenance of sidewalks and surface parking serving the Carriage Home Neighborhood  | Maintenance of individual entry walk and porch  | City of Denver is responsible for all Public Streets<br><br>The Master Association maintains the concrete alleys but does not conduct snow removal.<br>*The Carriage Homes at Stapleton Association may perform snow removal on the alleys upon approval by the Master Board. |
| Mailboxes - Cluster Box Unit      | -  | -   | U.S. Postal Service   |
| Garage Trellises                  | All located within the Carriage Home Neighborhood that were originally installed by the Founder  |   |   |

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|---------|--|------------------------|----------------------|
| Fencing | All serving the Carriage Home Neighborhood that were originally installed by the Founder | -                      | -                    |