

**EXHIBIT "A"**  
**TO**  
**BYLAWS**

**SCHEDULE OF MAINTENANCE RESPONSIBILITIES**

EXHIBIT "A" TO BY-LAWS

MARKET STREET AT TOWN CENTER CONDOMINIUM

MAINTENANCE RESPONSIBILITIES

NOTES

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Unit Owners, severally, and the Unit Owners Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determines ownership.

- Column I: Items. Items appearing in this column are illustrative and not exhaustive.
- Column II: General Common Elements Under Unit Owners Association Responsibility. Responsibility for determining and providing for the maintenance repair and replacement requirements of the General Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.
- Column III: Limited Common Elements Under Unit Owners Association Responsibility. Responsibility for determining the maintenance, repair and replacement requirements of the Limited Common Elements shall be a shared responsibility between the Board of Directors and the Unit Owner of a Unit to which a specific Limited Common Element is exclusively appurtenant, provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.
- Column IV: Unit Component Under Unit Owners Association Responsibility. The items in this column are legally and by definition a part of a Unit but are attached or directly connected to or associated with the General Common Elements and Common Expense items in such a way that a clear distinction between Unit Owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single Unit Owner but which affect other Unit Owners are declared a Common Expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined Common Elements and Common Expense.
- Column V: Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities otherwise expressly provided for.

MAINTENANCE RESPONSIBILITIES

I  Items	II  General Common Elements Under Unit Owners Association Responsibility	III  Limited Common Elements Under Unit Owners Association Responsibility	IV  Unit Components Under Unit Owners Association Responsibility	V  Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Plumbing and related systems and components thereof.	All, in all regards.	Repairs to portions of plumbing system outside boundaries of the Unit but serving only one Unit, except for damage or malfunction caused by the occupants of the Unit.	Only to the extent that a malfunction or threat of same has originated outside the Unit in which the malfunction occurs or may occur. Also damage caused to such Unit from causes initially occurring outside that Unit. Repair of grouting caulking, and other water inhibitors when Unit Owner upon responsible notice refuses to repair condition threatening or causing damage to other Units or Common Elements.	All portions within a Unit serving only that Unit, including fixtures and appliances attached thereto, all in all regards.
Electrical and related systems and components thereof, including fixtures.	All, in all regards.	-	-	All electrical and related systems and components thereof serving only one Unit, including exterior fixtures serving primarily one Unit.

MAINTENANCE RESPONSIBILITIES

I  Items	II  General Common Elements Under Unit Owners Association Responsibility	III  Limited Common Elements Under Unit Owners Association Responsibility	IV  Unit Components Under Unit Owners Association Responsibility	V  Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Heating and Cooling Systems.	Systems serving only General Common Elements and Limited Common Elements, all, in all regards.	-	-	Systems serving only one Unit, all, in all regards. Maintenance of condensate drain line.
Building exterior, roof, vertical walls, garage, foundations, gutters and downspouts.	All, in all regards.	-	-	-
Building entry doors, stairways, elevators, lobbies	All, in all regards.	-	-	-
Unit entry doors, window wall sliding glass doors and French doors (if any).	All, in all regards except as noted in Column V.	-	Painting of exterior of Unit entry door and portions of door and door frame which are exterior.	Interior of Unit entry door, all door hardware, weather stripping, door sill. Routine maintenance of window wall sliding glass, french doors and sliding glass door screens.
Balconies & Patios	-	All in all regards except as noted in Column V	-	Routine cleaning, and maintenance of any plant material within patio or balcony boundaries. Light bulb replacement. Snow removal. Sealing of any wood decks.

MAINTENANCE RESPONSIBILITIES

I Items	II General Common Elements Under Unit Owners Association Responsibility	III Limited Common Elements Under Unit Owners Association Responsibility	IV Unit Components Under Unit Owners Association Responsibility	V Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Windows & Screens	All which do not serve a Unit, in all regards. Exterior window cleaning. Repainting as necessary, with routine building repaint cycle.	-	-	Routine cleaning and repair of window frames and mechanism and replacement of glass and screening.
Exterminating	All, in all regards.	All, in all regards.	-	All, in all regards.
Grounds immediately surrounding the Condominium building.	All, in all regards.	-	-	-
Parking Spaces	All in all regards.	All in all regards.	-	-
Storage Bins	All in all regards.	Repair and replacement.	-	Routine Cleaning.

J:\TRAMMELL\96.25\Maintenance Chart.doc  
Rev. 10/10/02

EXHIBIT "B" TO BY-LAWS

MARKET STREET AT TOWN CENTER CONDOMIUM

COMMERCIAL UNIT - MAINTENANCE RESPONSIBILITIES

NOTES

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Commercial Unit Owner, severally, and the Unit Owners Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determines ownership.

- Column I: Items. Items appearing in this column are illustrative and not exhaustive.
- Column II: General Common Elements Under Unit Owners Association Responsibility. Responsibility for determining and providing for the maintenance repair and replacement requirements of the General Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.
- Column III: Commercial Limited Common Elements Under Unit Owners Association Responsibility. Responsibility for determining the maintenance, repair and replacement requirements of the Limited Common Elements shall be a shared responsibility between the Board of Directors and the Unit Owner of a Commercial Unit to which a specific Limited Common Element is exclusively appurtenant, provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.
- Column IV: Commercial Unit Component Under Unit Owners Association Responsibility. The items in this column are legally and by definition a part of a Unit but are attached or directly connected to or associated with the General Common Elements and Common Expense items in such a way that a clear distinction between the Commercial Unit Owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single Commercial Unit Owner but which affect other Unit Owners are declared a Common Expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined Common Elements and Common Expense.
- Column V: Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities otherwise expressly provided for.

MAINTENANCE RESPONSIBILITIES

I Items	II General Common Elements Under Unit Owners Association Responsibility	III Commercial Limited Common Elements Under Unit Owners Association Responsibility	IV Commercial Unit Components Under Unit Owners Association Responsibility	V Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Plumbing and related systems and components thereof.	All, in all regards.	-	-	All plumbing which serves the Unit, in all regards.
Electrical and related systems and components thereof, including fixtures.	All, in all regards.	-	-	All electrical and related systems and components thereof serving only one Unit, including exterior fixtures serving primarily one Unit.
Heating and Cooling Systems.	All, in all regards.	-	-	Systems serving only one Unit, all, in all regards. Maintenance of condensate drain line.
Building exterior, roof, vertical walls, garage, foundations, gutters and downspouts.	All, in all regards.	-	-	-
Building entry doors, stairways, elevators, lobbies	All, in all regards.	-	-	-
Unit entry doors .	-	All in all regards.	-	All in all regards.
Windows & Screens	All in all regards	-	-	All, in all regards.
Exterminating	All, in all regards.	All, in all regards.	-	All, in all regards.
Grounds immediately surrounding the Condominium building, including Civic Place Green plaza area.	All, in all regards.	-	-	-

MAINTENANCE RESPONSIBILITIES

I	II	III	IV	V
Items	General Common Elements Under Unit Owners Association Responsibility	Commercial Limited Common Elements Under Unit Owners Association Responsibility	Commercial Unit Components Under Unit Owners Association Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Parking Spaces	All in all regards.	All in all regards.	-	-

J:\TRAMMELL\96.25 - Market Street\Maintenance Chart-exh b.doc