River Oaks of Palm Beach County Homeowner's Association, Article V, Section 2:

Section 2. Units and Buildings—Association. In addition to the duties of the Association in maintaining the Common Areas, the Association shall maintain the grass and landscaping located within and upon each Unit from the property lines thereof to the front, side and rear walls of the townhome structure located thereon; provided that such areas are accessible to the Association. Such landscaped areas as are enclosed by masonry walls or fences shall be maintained by the Unit Owner. The Association shall also provide exterior maintenance for each Unit and residential building as follows: paint, stain and repair building surfaces, masonry walls and fences; repair, replace (as necessary) and maintain for roofs; maintain, repair and replace sidewalks, drives and parking areas and all other exterior improvements. The cost of these maintenance repair and replacement responsibilities shall be a Common Expense of the Association; provided, that the cost and expense of repairs, maintenance and replacement to individual buildings (sites) shall be specifically allocated to, and assessed against, the Units within such building(s) on a proportionate basis which, if not budgeted or reserved for, may be paid out of special assessments (which assessments may be made on by a Cluster-by-Cluster basis).

Voluntary Improvements: Every structure herein addressed is only the obligation of the party named. However, the Association would be relieved of its obligation stated herein should a Homeowner materially alter said structure in violation of Article V, Section 3 of the Declaration of Covenants and Restrictions of River Oaks of Palm Beach County Homeowners Association.

1. **Fences along the side and back walls of a home-** This is to be maintained by the Association, as Article V Section 2 clearly states that paint, stain and repair of fences is a responsibility of the Association.

2. **Wooden Beams over Atrium of a home-** This area is to be maintained by the Association, as the Association once again in Article V Section 2 is explicitly tasked with repair and replacement (as necessary) of the roof of a home.

3. **Walls in a Unit's Atrium-** The walls and surfaces in a Atrium area that is enclosed behind a unit owner's home is the responsibility of the homeowner as this is a landscaped area that is not accessible by the Association.

4. **Recessed Gutters enclosed in the Atrium-** This area is the homeowner's responsibility as said gutters enclosed by the masonry walls inside of the Atriaum area are not accessible by the Association.

5. **Glass doors to a home (sliding glass door)-** This is the responsibility of the Homeowner as the Declaration does not impute an obligation to repair glass onto the Association.

6. **Trim around the windows of a home-** This is an obligation of the Association as it is the building surface of a home that the Association must be attentive to pursuant to the Declaration. The Association, however, is not responsible for windows that are part of the enclosed landscaped area as specified in Article V, Section 2 of the Declaration of the Association.

7. **Wooden Beams that line the outside walls of a home-** This again is an exterior building surface that imposes the obligation of maintenance on the Association.

8. **Stucco surrounding the outside windows of a home-** The maintenance of this area is an obligation of the Association as it constitutes a building surface that the Association is required to maintain under Article V, Section 2.

9. **Windows to the home-** Much like the sliding glass doors to a home, windows are the responsibility of the Homeowner as the Association documents do not put this responsibility on the Association.

10. **Stucco surrounding windows on side of home-** Much like number eight (8) of this list, stucco surrounding windows is a building surface that is the responsibility of the Association.

11. **Windows in the enclosed patio/courtyard of a home-** As this area is enclosed and not accessible by the Association, this area is the responsibility of the Homeowner.

12. **Gutters on top of and surrounding the roof of a home-** This is the responsibility of the Association as the gutters constitute an exterior improvement on the home, which is specifically listed as a responsibility of the Association.

13. **Downspout Gutters that run into an enclosed atrium/patio-** This area is the responsibility of the Homeowner, as the landscaped enclosed area are not accessible by the Association.

14. **Enclosed atrium drainage pipes that travel underneath individual unit-** This originates from an enclosed area which is the responsibility of the Homeowner and as such, the pipe is to be maintained as the responsibility of the Homeowner.

15. **Garage Doors:** Is the responsibility of the Unit owner as this is not an area covered as an obligation of the Association in the documents.

16. **Trim and paint surrounding the garage doors:** This is an obligation of the Association as the Association is obligated to handle the painting of building surfaces.

17. **The plaque stating the address on the surface of a home:** This is an obligation of the Association as an exterior surface of the home pursuant to the Declaration.

18. **The light fixture on the outside of a home:** This is an obligation of the Homeowner as the Declaration does not provide that the Association repair and maintain any fixtures on the outside of the home.

19. **Painting of the Front Door and Trim of the Front Door of a Home:** These are obligations of the Association as the painting of the home's building surface and trim is specifically mentioned as an obligation of the Association under the Declaration. The front door however, is the responsibility of the Homeowner as it is not an area covered as an obligation of the Association in the documents.

20. **Vestibule front area of home-** These areas, which included the walkway up to the home, are the responsibility of the Association as exterior surfaces. However, should a homeowner voluntarily encase the vestibule with screens, including screen doors, the screen and or doors of the same would then be the responsibility of the homeowner as it is not a building surface of the actual home itself but rather part of the encased landscaped area and hence is not covered as an obligation of the association.

21. **Walkway/sidewalk leading to a home-** This is the responsibility of the Association as the Association documents make limited common elements a responsibility of the Association.

22. **Painting and maintaining the doorbell and surrounding areas-** The doorbell itself is a fixture and thus a responsibility of the Homeowner to maintain as it is not a responsibility given to the Association. Maintenance of the area surrounding the doorbell however is an obligation of the Association as a building surface pursuant to the Declaration of the Association.

23. **Light Fixture outside of Front Door-** As with number nineteen (19) of this list, Fixtures are not an obligation of the Association and as such are the responsibility of the homeowner.

24. **Screen around the windows of the home-** This is an obligation of the Homeowner as there is no mention of the screens and the maintenance of the same for the Association in the documents.

25. **Screens, awning and gutters around the home added by the Homeowner-** Any items added by the Homeowner, such as the screens, awning and gutters are the responsibility of the Homeowner as the Declaration does not make mention to any obligation of the Association for the maintenance and repair of any additions to a home from the homeowner.

26. **Walkway between screen door and front door if screened installed by homeowner:** Again, as stated in number twenty (20), the Association does not assume any responsibility for an area in which the Homeowner voluntarily added to the Home.

27. **Screened in areas of Atrium as done by Homeowners Association:** Screening put up by the Association is the responsibility of the Association for upkeep and maintenance. However, screen door frame is not an exterior surfaces as covered by the Association under the Declaration and are to be maintained by the Homeowner.

28. **Screened Patio in back of home-** The screens that encase the back of a home are the responsibility of the Association as exterior surfaces. However, the screen door frame is the responsibility of the homeowner as it is not an area covered as an obligation of the Association in the documents.

29. **Screening structure frames encased by screen-** The structural frame that is encased by screens of all screened in areas are the responsibility of the Association provided that said frame to screened areas was installed by the original developer.

30. **Spigot on the Side of the home-** This is an exterior surface which remains the Association's responsibility.

31. **Spigot on the enclosed patio-** This is an enclosed area which is the responsibility of the Homeowner.

32. **Exhaust/Vent/ "turbine" on top of home-** As part of the roof, the Association is obligated through the documents to maintain this portion of the home.

33. **Electrical boxes on the side of the home-** The Association is required to maintain the exterior or "building surface" of the home, which would include the outside of any electrical box that is on the side of the home. Note, however, that the Association would not be responsible for the inside of the electrical box's contents, as wiring and other electronic maintenance is not the responsibility of the Association pursuant to the Declaration.