

Maintenance of Area of Common Responsibility

The Association shall maintain, in accordance with the Community wide Standard, the Area of Common Responsibility, which shall include but need not be limited to:

- (a) all portions of and structures, including but not limited to monuments, fencing, retaining walls and landscaping situated on the Common Areas;
- (b) recreation, open spaces, private sewer system, parking areas, walks and private streets;
- (c) all ponds, streams, and /or wetlands located within Twisted Creek Townhomes which serve as part of the stormwater drainage system for the subdivision including improvements and equipment installed therein or used in connection therewith;
- (d) any property and facilities which Declarant owns and makes available, on a temporary or permanent basis, for the primary use and enjoyment of the association, for the primary use and enjoyment of the Association and its Members. Such property and facilities shall be identified by written notice from Declarant to the Association and will remain part of the Areas of Common Responsibility maintained by the Association until such time as Declarant revokes such privilege of use and enjoyment by written notice to the Association;
- (e) the following portions of additional property, systems or services, lighting, irrigation, trash pick-up and such portion of additional property, systems or services as may be dictated by this Declaration, and as deemed by the Association to be included within the Area of Common Responsibility, by any Supplemental Declaration, decision of the Board, or any contract or agreement for maintenance thereof entered into by the Association
- (f) the Association, at its sole cost and expense shall post bonds as required by the applicable Governmental Authorities as such pertain to the Common Areas

Exterior Maintenance

In addition to maintenance of the Common areas, the Association shall provide exterior maintenance for each Lot in use: Paint, repair and replace exterior building surfaces, roofs, gutters and downspouts; maintenance of trees, shrubs, walks and driveways and maintenance of all other exterior improvements initially installed by the Declarant and/or its successors. This exterior

maintenance shall not include any maintenance specifically designated as the Owner's responsibility in this paragraph or elsewhere in this Declaration.