

EXHIBIT A

(Association Maintenance Areas)

Owners are responsible for the care, maintenance, repair and replacement of all items on their Lots, except for certain landscape and snow removal services described below which will be provided by the Association.

- 1) Landscape maintenance and service contracts to perform landscape maintenance are the responsibility of the Association and shall be performed by or contracted for at the discretion of the Board. Landscape maintenance includes mowing, trimming, fertilization, weeding, general irrigation system repair (but not water costs) including sprinkler head adjustment and replacement shall be included in landscape maintenance. Determination of types and levels of services, how services are performed, when services are performed and if services are required is at the sole discretion of the Board.
- 2) Repair and replacement of all landscaping including plant material, trees, retaining walls, irrigation system, boarder materials and all other items on a Lot is the responsibility of the Owner (see Section 10.3 of the Declaration which permits the Association to undertake the repair and replacement in the event an Owner fails to do so).

All exterior alterations or changes to a Lot must have prior approval of the Committee in accordance with per Article Thirteen of the Declaration, and the Candelas Design Review Committee described in the Master Declaration, if required.

- 3) Snow removal on driveways and sidewalks within the Lot is the responsibility of the Owner; *provided, however*, the Association shall provide snow removal services for the Lot in the case of snow events in which there are 4 inches or more of snow accumulation.

Snow removal by the Association shall commence as soon as practical after snow fall has ended but not more than 24 hours after the end of the snowfall event. Snow removal by the Association shall include the Lot driveway and front walk to the front door, however, a path shall be cleared on the front door stoop to the front door and may not include the entire front door stoop. Determination of the depth of snow for a particular event is at the sole discretion of the Board and shall be made at various locations within the Project.