

**Exhibit A**  
**CASITAS AT RAMS HILL**  
**MATRIX OF RESPONSIBILITIES**

AREA OF RESPONSIBILITY	HOMEOWNER	HOMEOWNER'S ASSOCIATION
TV Cable Service	Connection box into casita	Up to the connection box**
Balcony -- Roofing and Deck Replacement	X	
Bee Infestation	X	
Casita modifications: exterior	X*	
Common area: additions	X*	
Electric power service	Circuit breaker panel into casita	Up to circuit breaker**
Heating and air-conditioning system including ducting: repair and replacement	X	
Improvements within the casita	X	
Insurance: floor and wall coverings	X	
Insurance: appliances	X	
Insurance: furniture and furnishings	X	
Insurance: personal liability	X	
Insurance: loss of use costs	X	
Insurance: casita and aux. structures		X
Landscaping maintenance within the patio		X
Landscaping maintenance outside the casita		X
Landscaping: homeowner changes within the patio area	X*	
Lights: maintenance of exterior lights on units	X	
Lights: pagoda (path) lights		X
Painting	Interior	Exterior
Privacy wall modifications	X*	
Privacy walls: structural integrity	X*	
Privacy walls: minor cracks and painting		X
Pest control within the casita	X	
Rodent control: casita walls and interior	X	
Screens: addition of front door screen	X*	
Screens: tinting or covering of windows for glare and heat	X*	
Sewer	From casita to street cleanout	Street cleanout to Casita property line
Stucco repair: major	X*	
Stucco repair: minor and painting		X
Telephone wiring	From connection box into casita	Up to the connection box
Water supply	Meter and internal plumbing	Up to the meter**
Windows, doors, and screens	X	

\* Indicates Board approval is required prior to action.