

**EXHIBIT G**

**MOUNTAIN CLUB CONDOMINIUM ASSOCIATION, INC.**

**Chart of Maintenance Responsibilities**

**MOUNTAIN CLUB CONDOMINIUM ASSOCIATION, INC.**  
**Maintenance Responsibilities**

I	II	III	IV	V
ITEMS	GENERAL COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	UNIT COMPONENTS UNDER ASSOCIATION RESPONSIBILITY	CERTAIN OTHER COMPONENTS UNDER UNIT OWNER'S RESPONSIBILITY WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENT
Plumbing & related systems & components thereof.	All maintenance, repair & replacement of portions of plumbing serving more than one unit. Water damage to common elements.	If any, same as in Column II.	Only to the extent that a malfunction originates outside the unit in which the malfunction occurs or may occur.	All portions within a unit including fixtures & appliances attached thereto. Exposed gas, steam and water pipes attached to fixtures, appliances and equipment or any special pipes or equipments to which is installed by Owner within the wall or ceiling or under the floor. Water damage to a unit, when the primary source of such problem is through the negligence of the occupants of that unit.
Electrical & related systems & components thereof excluding appliances, fixtures & lights serving only one unit.	All, in all regards. Prior to unit Owners service disconnect	All, in all regards.	--	All, in all regards, for items serving only one unit including service disconnect, all conductors & conduit between service disconnect & electrical panel. The maintenance, repair and replacement of all lighting and electrical fixtures, appliances and equipment, and all meters, fuse boxes or circuit breakers and electrical wiring and conduits from the junction box at the riser into and through the Owner's apartment.

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Appendix to the Master Deed and Bylaws***

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Heating & cooling systems & components thereof.	All, in all regards, serving more than one unit.	If any, same as in Column II.		All portions within a unit including fixtures & appliances attached thereto. "Plumbing, gas and heating fixtures" include exposed gas, steam and water pipes attached to fixtures, appliances and equipment or any special pipes or equipments to which is installed by Owner within the wall or ceiling or under the floor. Water damage to a unit, when the primary source of such problem is through the negligence of the occupants of that unit. Owner responsible for the repair, maintenance and replacement of any removable and through the wall air conditioners. If an Owner desires to paint any ventilator or air conditioning device, which is visible from the outside of the Buildings, He/She must use a standard color which the Association may select for the Buildings.

Parking spaces.	All surface parking spaces in all regards.	If any, same as in Column II.		
Refuse collection Systems.	All, in all regards.			

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Grounds, including all paved areas and other improvements thereon lying outside the main walls of the building.	All			
Building, exterior roof, exterior vertical walls, foundations.	All, in all regards.			
Windows, storm windows and screens	All except window panes and screens within reasonable wear and tear, in all regards.	All in all regards except routine cleaning.		Owner shall keep the interior windows, window panes clean and window frames, sashes, sills, painted.
Doors.	All in all regards except interior apartment doors	All in all regards except routine cleaning.	Hardware set including lock and door chime assembly and hinges/closure.	Owner shall keep unit entrance doors, frames and saddles in good repair.

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**NOTES**

**MAINTENANCE RESPONSIBILITIES:**

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 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 Master Deed determine ownership. In many cases maintenance responsibility is allocated to the Unit Owners Association to ensure central maintenance responsibility, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of a unit owner (or his family, tenants, employees, agents, visitors, guests or pets), the Association will perform the necessary maintenance at the sole expense of the unit owner.

Column I: Items. Items appearing in this column are illustrative and not exhaustive.

Column II: General Common Elements Under 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 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. The actual cost or repair and replacement may, in the Board of Director's sole discretion, be assessed to the unit owner(s) who is benefited by such repair or replacement.

Column IV: Unit Components Under 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 expenses.

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 expressly provided for otherwise.