

EXHIBIT "A"

SERVICES PROVIDED TO SECTIONS VII E AND IX-B, 55' ROW HOUSES SERVICE AREA 1

The following services will be provided to the Units within the Property and will commence as to a particular Unit on the date a residence has been constructed and is being occupied for single-family residential purposes.

1. The following services will be provided to the "Maintained Area" of each Unit. For purposes herein, "Maintained Area" will mean: (i) the portion of each Unit from the front façade of the residence on each Unit to the curb; (ii) side yards visible from adjacent streets or alleys, but excluding any portion of such Unit enclosed by a private fence creating a private yard space for the Unit Owner; and (iii) alley-landscaped areas. In the event of any disagreement of what constitutes the Maintained Area of a Service Area Lot, the determination of the Master Board or its designee will be final. Maintenance will include:

- a. Mow and edge all turf areas within the Maintained Area.
- b. Apply fertilizer to the turf areas within the Maintained Area as needed.
- c. Manually and mechanically control weeds within the Maintained Area as required to maintain a manicured appearance. In cases of extraordinary weed problems, spot treat weeds with appropriate herbicide.
- d. Treat fire ants in the turf areas within the Maintained Area with applications of "Logic" or an approved equal.
- e. Maintain, mow, replace, prune, and irrigate the landscaping, including trees, within the Maintained Area in good order and repair and in a safe, clean and attractive condition. Maintenance will include, without limitation, ensuring that the landscaping, including trees, does not cause visual or physical obstructions of adjacent streets or sidewalks. The Master Association or its designated landscape company, from time to time, will provide each Owner with a schedule of dates on which landscaping maintenance within the Maintained Area will be performed. No landscaping, including trees, or any portion of the irrigation system may be removed from or installed within the Maintained Area without the advance written consent of the Reviewer.
- f. Maintain, repair and replace all irrigation lines, controllers, and associated facilities within the Maintained Area (collectively, the "Irrigation System"), in good order and repair and in a safe, clean and attractive condition. Maintenance of the Irrigation System will include, without limitation, ensuring that the Irrigation System does not leak or cause excessive run-off onto adjacent streets or sidewalks. Each Owner acknowledges and agrees that Units on the same block may be served by a single

Irrigation System. The Master Association shall have exclusive access to the control system of the Irrigation System, and no Owner may interfere with the operation of the Irrigation System without the advance consent of the Master Association.

2. The Master Association shall maintain and keep in good repair all improvements located within the Maintained Area of a Unit, including but not limited to, any paved or concrete walkways, driveways, parking areas, and patios, if any, which are part of the Maintained Area.

3. The Master Association shall maintain, repair and replace the following Unit components: (i) roof (i.e. shingles and decking) gutters, downspouts, exterior portions of chimneys, trim; (ii) foundation; and (iii) exterior building surfaces, excluding, glass and appurtenant hardware. The garage and entry doors will be repainted on a periodic basis by the Master Association, the timing of such to be in the sole discretion of the Master Association. Except as provided in the preceding sentence, the Master Association shall not be responsible for the maintenance of the windows, doors, garage doors, lighting serving a particular Unit, and any Improvement not otherwise installed on the exterior of residence by the Master Declarant or the Master Association.

4. If a dispute arises regarding the allocation of maintenance responsibilities by this Supplemental Covenant, the determination of the Master Board will be final. Improvement maintenance responsibilities that are allocated to the Master Association are intended to be interpreted narrowly to limit and confine the scope of Master Association responsibility. It is the intent of this provision that all components and areas not expressly delegated to the Master Association are the responsibility of the individual Owners.

EXHIBIT "A-1"

MAINTENANCE RESPONSIBILITY CHART

"All aspects" includes maintenance, repair, and replacement, as needed.

COMPONENT OF PROPERTY	ASSOCIATION RESPONSIBILITY	OWNER RESPONSIBILITY
Exterior Landscaping not enclosed by private fencing.	All aspects.	None.
Roofs and roof facilities.	All aspects.	None.
Exterior Building components, excluding glass and appurtenant hardware.	All aspects.	None.
Building Foundation.	All aspects.	None.
Irrigation System.	All aspects.	None.
Windows, doors, garage doors.	Occasional exterior painting of doors and garage doors.	All other aspects.
Exterior Landscaping enclosed by private fencing.	None.	All aspects.
Unit interior, including improvements, fixtures, partition walls and floors within Unit.	None.	All aspects.
Property insurance.	Property insurance on each Owner's Dwelling Unit as originally constructed.	Fire and extended coverage on any Improvements or betterments made by or for Owner other than those made by the builder of the Dwelling Unit, and also any furnishings and other personal property of such Owner. Additionally, general liability insurance on the Owner's Dwelling Unit.
Paved or concrete walkways, driveways, parking areas, and	All aspects.	None.

COMPONENT OF PROPERTY	ASSOCIATION RESPONSIBILITY	OWNER RESPONSIBILITY
patios not enclosed by private fencing.		

NOTE 1: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such a component.

NOTE 2: If an Owner fails or refuses to perform necessary maintenance, repair, or replacement, the Master Association may perform the work after giving required notices to the Owner.

NOTE 3: Set forth above is a summary of the maintenance obligations imposed upon the Master Association and the Owners generally as described more fully in this Supplemental Covenant. Please note that the information set forth in this Exhibit "A-1" is a summary **only** and is not intended to modify any of the provisions of this Supplemental Covenant. Accordingly, in the event of a conflict between the summary set forth in this Exhibit "A-1" and any provision set forth in the Supplemental Covenant above, the provision set forth in the Supplemental Covenant above will control.

11-GF# 201602903 ALF
RETURN TO: HERITAGE TITLE
401 CONGRESS AVE., STE.1500
AUSTIN, TEXAS 78701

4826-7014-3289v.6 59630-2



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
January 19 2017 10:51 AM

FEE: \$ 118.00 2017009665