

EXHIBIT "B"

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| CARLSBAD CREST HOMEOWNERS ASSOCIATION, INC. ASSOCIATION/OWNER MAINTENANCE, REPAIR & REPLACEMENT MATRIX |
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The following is a listing of the items within the Development, the maintenance, repair and replacement duty for which Owners and Association are responsible for in accordance with the Declaration of Covenants, Conditions and Restrictions. This does not eliminate responsibility to request and receive Architectural Committee approval pursuant to the Governing Documents, nor does it supercede the Owner's obligations under Article VII herein or any other similar provision in the Governing Documents. To the extent this Matrix is inconsistent with any provisions in the Governing documents, the latter shall prevail and control.

| | COMPONENTS | OWNER | ASSOC. |
|-----|--|-------|--------|
| 1. | Air Conditioning System and Sleeves that protrude through wall and stucco- Each Unit | X | |
| 2. | Appliances -Built -in | X | |
| 3. | Appliances - Free Standing | X | |
| 4. | Bathtub Waste and Overflow | X | |
| 5. | Balcony Deck – Waterproofing/underlayment/ membrane | | X |
| 6. | Balcony Deck – Surface/Sealing | | X |
| 7. | Balcony Railing / Upstairs | | X |
| 8. | Balcony Structure | | X |
| 9. | Balcony Walls / Balcony Structure | | X |
| 11. | Cable TV - Wiring from interior of unit to cable box | X | |
| 12. | Carpeting - Interior | X | |
| 13. | Caulking - Exterior | | X |
| 14. | Caulking – Interior (e.g. bathrooms, kitchen) | X | |
| 15. | Concrete Stop | | X |
| 16. | Ceilings | X | |

| | | OWNER | ASSOC. |
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| 17. | Common Area Improvements (made by Association) | | X |
| 18. | Doorbell – Exterior Components/Button Switch | X | |
| 19. | Doorbell – Interior components Wiring | X | |
| 20. | Doors – Entry –Front Entry Door | X | |
| 21. | Doors – Entry – Locks & Hardware | X | |
| 22. | Doors - Entry – Painting – Exterior Surface | | X |
| 23. | Doors – Entry – Painting Interior Surface | X | |
| 24. | Doors – Entry – Weather Stripping/Waterproofing | X | |
| 25. | Doors – Interior | X | |
| 26. | Doors - Carport Storage | | X |
| 27. | Doors – Screen/Storm/Security | X | |
| 28. | Doors - Sliding Glass | X | |
| 29. | Doors – Sliding Glass – Frames and Tracks | X | |
| 30. | Doors – Sliding Glass – Screens | X | |
| 31. | Drains – Bathtubs, showers, Sinks, (including gooseneck) to the point each component ties into the pipe servicing multiple lines. | X | |
| 32. | Drains – Common Area Systems – V ditches & Original patio drains | | X |

| | | OWNER | ASSOC. |
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| 33. | Drains – Curbing and Street gutters | | X |
| 34. | Drains – Exclusive Use Balcony | | X |
| 35. | Driveways | | X |
| 36. | Dryer Vents – Cleaning | X | |
| 37. | Dryer Vent -- Repairs | X | |
| 38. | Drywall – Damage Repairs (e.g. cracks inside minor localized water damage, dents holes, etc.) | X | |
| 39. | Drywall –Damage due to roof leaks | | X |
| 40. | Drywall – Interior – Replace | X | |
| 41. | Electrical - Panel/Circuit Breakers/Wiring | X | |
| 42. | Electrical – Switches, Sockets, Wall Plates | X | |
| 43. | Electrical – Wiring from “Interior Wall” to the point that it joins the electric meter owned by the electric company. | X | |
| 44. | Electrical – Exterior Light Fixtures | | X |
| 45. | Electrical – Exterior Light fixtures with Switch Inside unit. Changes to the light fixture require architectural approval. | X | |
| 46. | Electrical – Common Area Pole Lights/Pool Lights | | X |
| 47. | Exterior – Building Surfaces/Repair/Paint | | X |

| | | OWNER | ASSOC. |
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| 48. | Exterior – Faucets, Handles, Washers, hose bibs in patio area | X | |
| 49. | Exterior – Lighting Fixtures (common area) | | X |
| 50. | Fences – Common area | | X |
| 51. | Fences – Patio Gate | X | |
| 52. | Fences – Patio Gate Hardware | X | |
| 53. | Floor - Interior Coverings – Carpet, Vinyl, Tile etc. | X | |
| 54. | Front – Entry Landings- Exterior | | X |
| 55. | Garage Doors | | X |
| 56. | Garage Door Hardware and Opener | X | |
| 57. | Garbage Disposal | X | |
| 58. | Glass – Recreation Area | | X |
| 59. | Glass – Unit Windows/Doors | X | |
| 60. | Gutters & Downspouts – Repair & Maintenance | | X |
| 61. | Gutters & Downspouts – Painting, Repair | | X |
| 62. | Handrails – Two steps or less | X | |
| 63. | Handrails – Three steps or more | | X |
| 64. | Heating Equipment & Systems servicing the Unit | X | |
| 65. | Hose Bibs – Servicing the Common Area (in pool areas) | | X |
| 66. | Hose Bibs – Servicing patio/balcony areas. | X | |

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|-----|--|-------|--------|
| 67. | Interior Surfaces of the structures on each Unit | X | |
| 68. | Landscaping – Common Area/Greenbelt | | X |
| 69. | Lighting Fixtures – Common Area | | X |
| 70. | Lighting Fixtures – Inside Units | X | |
| 71. | Mailbox – Keys & Locks | X | |
| 72. | Painting – Interior | X | |
| 73. | Parking Space/Common Driveways -Concrete and Asphalt Surfaces | | X |
| 74. | Patio – Concrete Slab | X | |
| 75. | Patio – Balcony Deck Railings – painting, repair, replacement | | X |
| 76. | Plumbing - Common Area | | X |
| 77. | Plumbing – Drains & Drainage systems serving the Unit to the point each component ties into the main line. | X | |
| 78. | Plumbing – Fixtures –Interior (Toilets/Tubs/Sinks/Faucets, etc.) | X | |
| 79. | Plumbing - Lines Servicing the Unit | X | |
| 80. | Pool – Building/Jacuzzi/Equipment | | X |

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| 81. | Pool-Gates | | X |
| 82. | Pressure Regulators – Water - Units | X | |
| 83. | Roof – Decking/Sheeting | | X |
| 84. | Roof – Flashing/Underlayment, Chimney & Other roofing components | | X |
| 85. | Roof – Shingles/Tiles (unless damage due to resident/owner activity) | | X |
| 86. | Sewer – Backups – Interior to the point each component ties into the main line. | X | |
| 87. | Sidewalks - On Private Streets ONLY | | X |
| 88. | Sinks/Toilets/Bathtubs Backups | X | |
| 89. | Slab - Concrete (All inclusive on the Unit) | X | |
| 90. | Sliding Patio Door Frames & Tracks | X | |
| 91. | Sliding Patio Door Hardware | X | |
| 92. | Sliding Patio Doors | X | |
| 93. | Stucco – Painting/Coloring | | X |
| 94. | Stucco - Repair and Replacement | | X |
| 95. | Television, cable, and satellite dish equipment and connections serving the Unit to the point that it joins service to another Unit | X | |
| 96. | Toilet – Wax Ring, Bathtub, and all Sinks, and Overflow Valve | X | |

| | | OWNER | ASSOC. |
|------|--|--------------|---------------|
| 97. | Trim – Wood, Exterior -- Painting | | X |
| 98. | Trim – Wood, Exterior – Maintenance & Replacement | | X |
| 99. | Walls – Bearing, Studs, Frames, Tiedowns | | X |
| 100. | Walls – Non-Bearing -- Interior to Unit | X | |
| 101. | Walls – In Common Area | | X |
| 102. | Wallpaper/Paneling – Interior to Units | X | |
| 103. | Water Heater – Common Area (clubhouse, pool) | | X |
| 104. | Water Lines – Interior to the point it joins the water meter owned by water company. | X | |
| 105. | Window & Slider Screens | X | |
| 106. | Window Flashing/Waterproofing | | X |
| 107. | Window Frames | X | |
| 108. | Window Hardware | X | |
| 109. | Wiring – Cable TV | X | |
| 110. | Wiring -- Telephone | X | |
| 111. | Wiring – In Common Area | | X |