

EXHIBIT D

(Attached to and forming a part of Amended and Restated Declaration for The Reserve on the Eagle River dated November 8, 2017)

MAINTENANCE RESPONSIBILITIES

Part 1: Owner's Responsibilities with Respect to Owner's Unit

1. Windows, window systems and all glass of Unit. No portion of a window or window system shall be modified in any manner, including replacement, except upon prior written approval of the Association and in such event shall match all exterior windows within the Project;
2. Window Washing of Unit windows;
3. Interior and Exterior Doors, except staining or painting of exterior doors which shall be performed by the Association. No exterior door shall be modified in any manner, including replacement, except upon prior written approval of the Association and in such event shall match all exterior doors within the Project;
4. Exterior Light Bulbs located upon Unit;
5. Window Screens of Unit;
6. Interior of Unit from the Unfinished Walls, Unfinished Floors and Unfinished Ceilings of Unit inwards but exclusive of the Unfinished Walls, Unfinished Floors and Unfinished Ceilings;
7. The materials that make up all walls, ceilings and floors of a Unit as further defined in Section 2.31;
8. Appliances;
9. Flooring, Tiles and Carpeting within Unit;
10. Heat and Dryer Vent Cleaning;
11. Cabinets;
12. Bath and Kitchen Fixtures;
13. Lighting fixtures within Unit;
14. Improvements within Unit;
15. All personal property in a Unit;
16. All Electrical systems, fixtures and lines that serve the Unit from the point where they enter the Unit;
17. All Fixtures, Plumbing and Mechanical systems serving Unit including, but not limited to, Water Lines, Sewer Lines and Gas Lines from the point where the same enter the Unit;
18. Fireboxes, flues and chimneys located within a Unit;
19. Keeping Decks in a neat and clean condition including snow removal subject to the Association authority to, at the Association's sole discretion, to remove snow from Decks when deemed warranted

EXHIBIT D (Continued)

Part 2: Association's Responsibilities Subject to Re-Allocation Under Section 8.09

1. Grounds and Landscaping;
2. Buildings including load bearing and structural walls and pillars other than the Units and not including doors and windows other than painting or staining of the exterior facing portions of doors;
3. Sprinkler System;
4. Parking areas;
5. Walkways;
6. Stairs;
7. Water Lines before the same enter a Unit. If said lines serve just one Unit said lines are a Limited Common Element;
8. Sewer Lines before the same enter a Unit. If said lines serve just one Unit they are a Limited Common Element;
9. Electrical Lines before the same enter a Unit. If said lines serve just one Unit said lines are a Limited Common Element;
10. Maintenance, repair and replacement of Decks other than keeping the same in a clean and neat condition including snow removal which are an Owner responsibility subject to the Association authority to, at the Association's sole discretion, to remove snow from Decks when deemed warranted;
11. Gas and heating systems before they enter a Unit. If said systems serve just one Unit they are a Limited Common Element but in no event shall the underground portion thereof not be a Common Expense;
12. Snow Removal for driveways, walkways, parking areas, roofs, and entryways;
13. Entry Signage;
14. Roofs of all Buildings;
15. Exterior Siding of all Buildings;
16. Exterior Light Fixtures;
17. Gutters;
18. Fire Detectors and carbon monoxide detectors;
19. Unfinished Perimeter Walls, Unfinished Ceilings and Unfinished Floors as defined in Section 2.31.
20. The portions of chimneys and flues located outside a Unit.
21. Pool;
22. Clubhouse.

EXHIBIT E

(Attached to and forming a part of Amended and Restated Declaration for The Reserve on the Eagle River dated November 8, 2017)

INSURANCE RESPONSIBILITIES

Part I: Owner's Responsibilities with Respect to Insurance

1. Property damage insurance to cover the Unit and all personal property therein including:
 - i. All portions of a Unit from the Unfinished Perimeter Walls, Unfinished Floors and Unfinished Ceilings in but exclusive of the Unfinished Perimeter Walls, Unfinished Floors and Unfinished Ceilings;
 - ii. Any fixtures, appliances, improvements or betterments located in the Unit from where the fixture or improvement enters the Unit;
 - iii. Any and all improvements and betterments installed by an Owner;
 - iv. Any and all personal property, including, but not limited to, artwork and furnishings, in such Owner's Unit;
 - v. Deductible of other Owner's whose Unit(s) may have been damaged by an event or occurrence that arose within the Owner's Unit not to exceed \$1,000.00 per deductible. - See Section 7.03(e);
 - vi. Deductible of the Association, not to exceed \$5,000.00, for costs and expenses to repair damage to the Common Elements caused by an event or occurrence that arose within the Unit - See Section 7.03(e);;
 - vii. Coverage for any consequential damages such as loss of use of Unit.
2. Premises liability for injury, death or damage occurring or related to a Unit.

EXHIBIT E (Continued)

Part 2: Association's Responsibilities with Respect to Insurance

1. Property damage insurance including coverage for the following:
 - i. The entire Project except for the Units including the Common Elements and Limited Common Elements and any improvements located upon the Common Elements including all utilities, fixtures, pipes, and conduits until the same enter a Unit, including those located between Adjoining Units; and
 - ii. All fixtures and building service equipment and common personal property and supplies owned by the Association.
 - iii. Deductibles of Owners who's Units may have been damaged as a result of an event or occurrence that arose within the Common Elements not to exceed \$1,000.00 per Unit.
2. Commercial general liability insurance against claims and liabilities arising in connection with the ownership, existence, use or management of the Common Elements;
3. At the election of the Association, fidelity insurance in such amounts as the Association shall determine, covering any Owner, any employee of the Association or any employee of any managing agent engaged by the Association who disburses, controls, collects, deposits or transfers funds of the Association, but only if such insurance is available to the Association without payment of a premium or premiums which is or are, in the judgment of the Association, excessive;
4. At the election of the Association, directors and officer's liability insurance and errors and omissions insurance coverage.