

Exhibit A: FURNISHINGS REPLACEMENT SCHEDULE

In order to maintain the quality objectives of Attitash Mountain Village, the following schedule has been developed and should be used by the Owner for budgeting purposes and will be used by AMSCO in reviewing units for continued participation in the Management Program:

Carpet: Shampooed semi-annually, more often as needed, and replaced every 7-10 years.

Linoleum: Replaced every 7-10 years or earlier as needed.

Painting: Touched up as needed annually with a total repainting of the unit every 5-7 years.

Wall coverings: Kitchen and bathroom replaced as needed, but at least every 7-10 years.
Bedroom and living room replaced every 10-15 years.

Upholstered furniture: Replaced or reupholstered every 5-10 years.

Other furniture: Refinished or repainted as needed. Items replaced as needed every 7-10 years.

Lamps, Graphics & Accessories: Replaced every 6-10 years or earlier as needed.

Box Springs & Mattresses: Replaced every 7 years or earlier as needed.

Pillows, Blankets & Mattress pads: Replaced every 3-5 years or earlier as needed.

Bedspreads: Replaced every 5-7 years, or as bedroom wall covering is replaced.

Window Treatments: Blinds, curtains replaced as needed.

Major Appliances: Preventive maintenance performed annually, and replaced every 8-12 years or earlier as needed.

Kitchen Formica & Cabinets: Replaced every 10-12 years, as needed.

Tile: Replaced as needed

Other Fixtures: Replaced as needed.