

MAINTENANCE - WHO DOES WHAT?

DESCRIPTION OF MAINTENANCE THAT MAY BE PROVIDED ON INDIVIDUAL LOTS BY THE ASSOCIATION:

Exterior - Association will take care of the maintenance responsibility and replacement for the following:

Roofs(shingles, boots and flashing), boxing around chimneys, soffits, fascia, gutters, downspouts, brick surfaces, plywood surface under front window plus the exterior wood siding and corner trim on the utility/storage room.

The association will not take maintenance responsibility for any of these above items if damaged by negligence of unit owners or as a result of fixtures attached to the buildings by a unit owner. Example: Broken AC condensation line leaking between inside wall and exterior siding of utility room that rots out the wood. Another example - invasive climbing vines planted at base of downspout that will eventually eat the mortar, the downspout and the gutters. Or, damage caused by an attached satellite dish.

Note: The Association will not be making repairs to exterior wall of utility rooms for damage caused by standing water on the back patio until the unit owner provides proof that the patio slab has been repaired to prevent standing water.

DESCRIPTION OF MAINTENANCE RESPONSIBILITIES OF THE OWNERS ON INDIVIDUAL LOTS:

The individual unit owner is responsible for maintenance and replacement of the following exterior items:

All parts of your unit's portion of the building not mentioned above including (but not limited to) house numbers; shutters; light fixtures; hose bibs; all vents; AC/heating units, drain and condensation lines; drain line from hot water heaters; all glass surfaces (windows and patio doors); window and patio door screens; window frames and trim; doors (including the sliding glass doors) including frames and trim; outside electrical outlets; satellite dishes (included related components, points of attachment and any damaged caused by its existence), building structure and back patio slab. Also, the owner is responsible for any item added or altered by the owner. Note: Any installation, maintenance or replacement of these items that is an alteration of current appearance standards must be approved by the Board of Directors prior to work being performed. When in doubt – ask first.

At the time of purchase, unit owners assume responsibility for maintenance (and the possible removal) of any items (including plantings, fixtures, fences and satellite dishes) added by previous owners without the consent of the Association.

Note: In order to assist all owners, the Association may from time to time systemically paint the front doors, the trim on the doors and windows and may replace or re-affix the shutters, front lights and house numbers back to the buildings. In doing so, the Association does not assume responsibility for these items.

WHEN THE GOVERNING DOCUMENTS ARE SILENT:

When the governing documents are silent regarding maintenance responsibility of a specific exterior item the Association does not automatically "become" responsible for that item. In other words, the Association does not "own" something unless it is actually, physically situated in the common area. Lots/Units are never in the common area. If the Association does not own it they are not obligated to maintain it. Thus they will proceed very deliberately before deciding to maintain something that belongs to another entity.

NOTE: The Association may make repairs on any unit left in disrepair and/or has become a hazard. These expenses will be assessed back to the individual unit owner. See the Governing Documents for details.