

CYPRESS COVE AT WILDCAT RUN CONDOMINIUM ASSOCIATION, INC. MAINTENANCE RESPONSIBILITIES

The following is a listing of the Maintenance Responsibilities that the Cypress Cove at Wildcat Run Condominium Association, Inc. and the Unit Owners are responsible for. Every Unit Owner should become fully aware of the responsibilities:

ASSOCIATION:

1. Electrical wiring up to the circuit breaker panel in each unit.
2. Water pipes up to the individual unit cutoff valve in each unit.
3. Cable television wiring up to the point where the wiring enters the unit.
4. Air conditioning condensation drain lines up to the point of connection to an individual drain.
5. Sewer lines up to where the line enters the individual unit.
6. All installations located in one unit but serving another unit(s) or located outside serving multiple units.
7. Exterior entry doors.
8. All exterior walls including painting, caulking and waterproofing.
9. Roofs.
10. Replacement of windows suffering wind damage.
11. Replacement of interior drywall caused by water damage unless negligence can be proven.

UNIT OWNERS:

1. Maintenance, repair and replacement of screens, window glass and windows.
2. The entrance door from the garage to the unit and its interior surface.
3. All other interior doors affording access to the unit.
4. Electrical, mechanical, plumbing fixtures, switches, valves, drains and outlets including connections located partially or completely within the unit and serving that unit exclusively.
5. Appliances, water heaters, smoke alarms, fans and vent fans.
6. Carpeting and all floor coverings.
7. Door, window hardware and locks.
8. Shower pans.
9. The main water shutoff for the unit.

MAINTENANCE RESPONSIBILITIES CONTINUED:

LIMITED COMMON ELEMENTS:

A limited common element is any element allocated to the exclusive use of a given unit. Example: Garages and Lanais. Limited common elements are the unit owner's responsibility.

1. Air conditioning and heating equipment located outside or within a unit. This includes service lines, equipment, thermostats and ducts.
2. Lanais.
3. Garages – The Association is responsible for the exterior surfaces including the overhead door, roof and walls. The unit owner is responsible for the interior, outlets and rear door within the unit.

SPECIAL SITUATIONS:

Water damage caused by leaks from one unit to the other. If, for example water leaks into another unit, the owner of the unit suffering damage from the leak is responsible for repairs and other collateral damage. The Association is required to replace drywall from water damage caused by roof leaks. The Board of Directors strongly advises that all water heaters be replaced every fifteen (15) years. All water hoses connected to washing machines must be woven stainless steel which are readily available at Lowes or Ace Hardware.

PLEASE READ SECTIONS 8 & 11 OF THE DECLARATIONS OF CONDOMINIUM FOR ADDITIONAL DETAILED INFORMATION.