

HOMEOWNER'S RESPONSIBILITIES

We refer all owners to the Declarations, Rules and Regulations and other governing documents for details on the responsibilities outlined herein. This is by no means an exhaustive list of responsibilities, just a reminder to all to be vigilant of our shared property.

We are all required to take care to preserve and not cause damage to any common areas or elements of the Regatta Landing property. This includes landscaping, obvious common areas like the pool and mailboxes, as well as any limited common area/element that is connected to your unit. A limited common element is one which is reserved for the use of your unit only and for which you will have the maintenance responsibility. Examples are given in the documents, but include things such as your AC system and coolant lines, lanais or balconies, front entryway, driveway, etc...

The Property Manager and Board should be made aware of any required exterior maintenance and will arrange for a licensed contractor to perform the work, and can also recommend contractors for work that you are responsible for arranging and paying to have done. Structural alterations are not permitted without the Board's approval. The Board has the right to enter your property with notice (unless in case of emergency) when structural issues create a hazard to your unit or other units.

1. **Conduct periodic inspections** - You should be actively aware of any exterior issues with your home and inform the Property Manager and Board of any concerns.
 - a. The settling of the building structure may occur with time, creating cracks that need to be addressed and recently we have had root intrusion into the exterior stucco.
 - b. Leaks will occur from time to time and may be visible only in the upper units, but in some cases have also affected the ceilings and walls of the lower units.
 - c. If you have a front facing balcony/covered lanai, you **MUST** inspect the wood of the trellis regularly for dry rot and other damage. In the harsh Florida climate, this can progress rapidly. Although the Association is responsible for repair and painting, if your neglect of your trellis results in damage that was preventable, you will be charged for the repair.
 - d. If you have a balcony/covered lanai, the maintenance of the tile floor is your responsibility. Once a year you should seal the grout with a proper waterproof exterior product to prevent water intrusion into your tile floor and **MORE IMPORTANTLY** into the substructure of the building.
 - e. If you have issues with pavers on your driveway, or back step for those on the ground floor report these immediately as they may be safety issues and impact insurance coverage.

2. **Maintain your doors & windows** - Doors and windows are limited common elements and their maintenance is the owner's responsibility. Caulking, framework leaking, and door casing weathering are the most common concerns. Be sure to inspect these yearly or semi yearly.
3. **Watch for AC coolant line failures/leaks** - Several owners have had leaks in their AC coolant lines which necessitate outside repairs and intrusion into the stucco. Note that the HOA has an approved repair protocol for this issue and the Property Manager should be notified and consulted prior to repairs being contracted for by the owner. In several cases this repair has been covered by the unit owner's insurance company so be sure to check with your agent. It is not covered by the Association policy.