

## **HOMEOWNER OBLIGATIONS**

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**OWNER CONTACT INFORMATION** - Within thirty (30) days after acquiring an ownership interest in a Unit, the Owner must provide the Association with the following:

- (a) Owner's USPS mailing address, telephone number;
- (b) The name and telephone number of ANY resident other than the Owner; (Tenants)
- (c) The name, address and telephone number of any person Managing the Unit as Agent of the Unit Owner.

An Owner must notify the Association within thirty (30) days after he has notice of a change in any information required by this Section, and must provide the information on request by the Association from time to time. [ Community Manual / Obligations of Owners / 7.3 Owners Information pg. 13 ]

**MAILING ADDRESS** – An Owner who receives mail at ANY address other than the address of his Unit must maintain with the Association his current mailing address. [ Community Manual / L-2 / pg. 31 ]

**UNIT MAINTENANCE** – “An Owner, at his expense, will maintain his Unit and keep it in good condition and repair.” [ Community Manual / E-3 ] [ also Declaration 9.4 and 11.7 ]

**UNIT UPKEEP** – “Every Owner has the following responsibilities and obligations for the maintenance, repair, and replacement of the Property:

- (i) To maintain, repair, and replace his Unit.
- (ii) The routine cleaning of any balcony, porch, or deck area of his Unit; and the maintenance of any personal yard space (Limited Common Element), keeping same in a neat, clean, odorless, orderly and attractive condition. [ Declaration of Condo Regime / 9.4 See also 11.7 ]

**MOLD** – “Each Owner is responsible for regularly inspecting his entire Unit for visible surface mold and promptly removing same using appropriate procedures. [ Declaration of Condo Regime / 9.7.1(iii) ]

**PORCH** – “A person may not have bicycles or similar sporting equipment on balconies or decks.” [ Community Manual / H-9 ]

**BALCONY & PORCH UPKEEP** – “A Resident will maintain the porch, balcony and deck portions of his Unit in a clean manner. A Resident will take care that the cleaning of his porch, balcony, or deck does not annoy or inconvenience other Residents. A porch, balcony, or deck may not be enclosed or used for storage purposes. If the Board determines that porch, balcony, or deck is unsightly, the Board may give the Owner notice of the problem and a reasonable time period in which to correct it; after which the Board may take corrective action at the Owner's expense.” [ Community Manual / E-4 / pg. 23 ]

### **GARAGES / USE RESTRICTIONS** –

Garages may not be enclosed or used for any purpose that would prohibit the parking of operable vehicles therein, without the Board's written authorization. Any automatic garage door opener is to be maintained by the Owner. Garage doors are to be kept closed at all times except when a vehicle is entering or leaving.” [ Declaration of Condo Regime / 11.12 / pg. 33 ]

**DAMAGES** – An Owner is responsible for any loss or damage he causes to his Unit, to other Units, to the personal property of other Residents or their guests, or to the Common Elements. [ Community Manual / B-1 / pg. 20 ]

**RESIDENTIAL USE** – The use of a Unit is limited exclusively to residential purposes or any other use permitted by this Declaration. This residential restriction does not, however, prohibit a Resident from using the Unit for personal business or professional pursuits provided that:

- (i) the uses are incidental to the use of the Unit as a dwelling;
- (ii) the uses conform to applicable governmental ordinances;
- (iii) there is no external evidence of the uses;
- (iv) the uses do not entail visits to the Unit by employees or the public;
- (v) the uses do not interfere with Residents' use and enjoyment of neighboring Units.” [ Declaration of Condo Regime / 11.16 / pg. 33-34 ]