

Stillwater Unit Three HOA

**EXTERIOR VILLA MAINTENANCE RESPONSIBILITIES**  
 May 15 2013

CATEGORY	ASSOCIATION RESPONSIBILITY	INDIVIDUAL UNIT OWNER RESPONSIBILITY
Grounds Maintenance	Mowing, blowing, edging, insect and weeding Fertilization, weed and disease control Irrigation repairs and maintenance Trimming and replacement of trees, shrubs and landscaped areas Mulch replacement	Maintenance of any landscaping within a fully enclosed patio, if any (e.g., rear lanais)
Painting	Right to repaint the whole buildings when the board decides	Inspect and repair all cracks or peeling paint between complete repaints Inspect and repair all cracks in texture surfaces Pressure washing of unit in between complete repaints (see note under HOA responsibility)
Roofing	Replacement of all shingles on a residential building every 15-20 years	Any roof repairs other than a complete replacement every 15-20 years
Utilities	Repair, replacement and maintenance of electric, water and sewer lines or fire hydrants performed by public utility; HOA to maintain irrigation well	If individually metered: all plumbing repairs from the water meter to the inside or underground of each unit; all electric repairs inside or underground of each unit; <b>IMPORTANT:</b> Repairs and maintenance of any utilities serving a particular unit may affect the units of adjacent Lot Owners.
Other Building Maintenance	None	Repair and replacement of glass surfaces* Repair and replacement of exterior doors* Removal of algae, mildew and stains Repair and replacement from any fire, wind, flood, tornado, hurricane Repair and maintenance of exterior caulking for doors, windows & vents Maintenance of individual walkways and driveway to each unit Repair and replacement of aluminum/vinyl siding** Repair and replacement of screen enclosures
Pest Control	Common area only if it is needed	Exterminating services inside and outside the unit other than lawn
Termite Protection	None	All owners are responsible for renewing their sub-terranean termite warranty. Any owner in a building without a warranty would be responsible for the proportionate share of their cost to treat the entire building.
Insurance	Common area such as clubhouse, pool Common area liability insurance Liability insurance for the board and volunteers	Property insurance for both interior and exterior of building Mold coverage is highly recommended
PEST/RODENT CONTROL		ALL PERSONS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALLIGATORS, VARMINTS, AND OTHER WILDLIFE MAY INHABIT OR ENTER INTO WATER BODIES AND/OR WETLAND CONSERVATION AREAS CONTAINED WITHIN OR ADJACENT TO THE PROPERTY AND MAY POSE A THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE.

\* Owner to notify HOA prior to commencing any work.

\*\* Owner to notify HOA prior to commencing any work. HOA may oversee the work for the entire building if applicable and bill each owner their proportionate share. In other instances owner may receive word form HOA to proceed.