

Summary of the Tequesta Oaks HOA and Unit Owner Maintenance

The following items are the maint. Obligation of the HOA:

1. Shared Roofing – Roof tiles, roof structure support, roof trim, roof drainage fixtures (gutters)
2. Roof overhang above entry door – roof tiles, wooden brackets
3. Exterior stucco surfaces – pres. Clean, paint and refinishing
4. Porticos – Roof and walls of the porticos
5. All landscape except the rear yards
6. All irrigation except the rear yards
7. All sidewalks except the sidewalks located on the owner's deeded lot
8. Only pavers located on the right of way – 2 feet from concrete swale
 - a. Note: the First Amendment to the Declaration stated that the HOA was responsible for the driveway paver block which may lie within the public road rights-of-way.
9. All exterior surfaces of the unit building – the HOA is responsible for the normal maintenance of the exterior of the unit such as pressure cleaning, painting and refinishing.
 - a. Entry doors – clean and paint, etc.
 - b. Fake shutters – clean and paint, etc.
 - c. Garage doors – clean and paint, etc.
 - d. Sidewalks – clean and paint, etc
 - e. Driveway pavers – clean
 - f. Party fences and walls – clean and paint, etc.

The following items are the maint. Obligation of the Unit Owner:

1. Building and boundary walls
2. All damages caused to the building and structures located on the deeded lot as a result of a casualty (e.g.– windstorm) are the 100% responsibility of the unit owner and the unit owner's insurance carrier.
3. Driveway paver blocks – From the garage to within 2 feet of the concrete swale
4. Sidewalks located on the deeded lot
 - a. Sidewalks located within approx. 5.25 feet from the side of the building without a portico
 - b. Sidewalks located between units and under porticos is the shared responsibility of the adjacent owners.
5. Rear yard landscape and irrigation
6. Utility lines (water lines) from the meter to the unit building
7. Hurricane shutters
8. Windows
9. Entry doors, garage doors, sliding glass doors, gates – except for the normal maint. of the exterior surface (clean, paint, refinish – HOA).
10. Screens, pools and other items located in rear yard
11. Party walls and fences is the shared responsibility of the owners except for the normal maint. of the exterior surfaces which is completed by the HOA

(Please refer to the attached chart for more information .)

Article VIII - Association's Responsibility. "The Association shall maintain and keep in good repair the Common Areas." "The Association shall at times be responsible for the maintenance and care of the exterior stucco surfaces and shared roofing (defined herein) of the Units and the unit entry areas and porticos." "The Association shall maintain property it does not own, including, without limitation, the front yards (street side) of the Units and property dedicated to the public."

Article VIII - Owner's Responsibility. "Each Owner shall maintain his or her own Unit and the structures, driveways, sidewalks, and other improvements comprising the Unit in a manner consistent with the community-wide standard, and all applicable covenants."

MAINTENANCE ITEM:	HOA	OWNER	EXCEPTION	ARTICLE & PAGE NUMBER
<u>LANDSCAPE & IRRIGATION</u>	FRONT & SIDE	ONLY REAR YARD	NONE	VIII - PAGE 16 & FIRST AMENDMENT
<u>PAVERS - Driveway & sidewalks</u>	2' FROM SWALE	Owner to maintain FROM R.O.W. 2' FROM CONCRETE SWALE TO THE TOWNHOUSE UNIT		
Amendment D - HOA responsible "for the maintenance, replacement, and repair of any Townhouse Unit driveway paver block which may lie within the public road right-of-way." NOTE: R.O.W. is 26 feet; Asphalt paving is 16 feet and Concrete swale is 2 feet wide. Total asphalt & swales is 20 feet leaving 4 feet or 2 feet of pavers in R.O.W. each side				
<u>CONCRETE SIDEWALKS</u>	ALL SIDEWALKS UP TO PROP LINE	SIDEWALKS LOCATED WITHIN DEEDED PROPERTY LINE - PROP LINE EVEN WITH CONCRETE PATIO WALL OR APPROX. 5.25 FEET FROM UNIT EXTERIOR WALL. ALSO INCLUDES THE SIDEWALK AREAS UNDER THE PORTICO TO THE ENTRY DOORS (SIDEWALK DIVIDED IN HALF BETWEEN ADJACENT OWNERS).		
<u>WATER LINES - UTILITY LINE</u>	Village-to meter	FROM METER INTO UNIT. PER GARY FIELDS, PA 8/13/09 - "UNIT OWNER IS RESPONSIBLE FOR HIS OWN WATER LINE THAT SERVES HIS HOME".		
<u>TREE ROOT DAMAGE TO WATER LINE?</u>		PER GARY FIELDS, PA 8/13/09 - "THE ASSOCIATION IS NOT RESPONSIBLE FOR BROKEN WATER LINES CAUSED BY TREE ROOTS. THE OWNER BOUGHT THE UNIT WITH A TREE IN THAT LOCATION, AND IS CHARGED WITH KNOWING THAT A TREE AND ITS ROOTS CAN EXPAND."		
<u>EXTERIOR STUCCO SURFACES</u>	100% HOA - MAINT. & CARE OF THE EXTERIOR STUCCO (PRES CLEAN, PAINT & REFINISHING)			
SHARED ROOFING - Article VIII 2. G. "Shared Roofing. The entire roof of the Unit building, any and all roof structure support, and any and all appurtenances to such structures, including without limitation, the roof covering, roof trim, and roof drainage fixtures, shall be collectively referred to as "shared roofing"."				
<u>Tile Roof Covering: roof trim: roof drainage (GUTTERS, ETC)</u>	100% HOA - normal maint. care and replacement	YES EXCEPTION: If the shared roofing, ETC is damaged due to a casualty (e.g.-windstorm) the Owner and their insurance would be 100% responsible for necessary repairs and replacement. (Article XI, Section 3A)		
NOTE: Per Gary fields, PA - "The unit owner is solely responsible, per the above section and because this is a fee simple, HOA (not a Condo) where the owner owns the entire interior and exterior of the unit."				
ENTRY AREAS AND PORTICOS - ARTICLE VIII, SECTION 2D "The Units are separated by shared entry areas, sidewalks, and porticos. The center line of the entry portico is a common boundary between and shared by the two units. The cost of maintaining the entry portico shall be borne by the Association as provided herein. The typical location of the entry portico is shown on Exhibit D.				
<u>PORTICOS - ROOF AND WALLS</u>	100% HOA - NORMAL MAINT	YES EXCEPTION: If the PORTICO is damaged due to a casualty (e.g.-windstorm) the Owner and their insurance would be 100% responsible for necessary repairs and replacement. (Article XI, Section 3A)		
<u>PORTICO - SIDEWALKS</u>	100% OWNER			

<u>MAINTENANCE OBLIGATION:</u>	<u>HOA</u>	<u>OWNER</u>	<u>EXCEPTION</u>
GARAGE DOORS	SURFACE-ONLY	100% OWNER - except surface is HOA	
ENTRY DOORS	SURFACE-ONLY	100% OWNER - except surface is HOA	
REAR YARD GATES	SURFACE-ONLY	100% OWNER - except surface is HOA	
WINDOWS		100% OWNER	
HURRICANE SHUTTERS		100% OWNER	
FAKE SHUTTERS AROUND WINDOWS	SURFACE-ONLY	100% OWNER - except surface is HOA	
PARTY WALLS	SURFACE-ONLY	SHARED BY OWNERS BASED ON DEEDED PROPERTY LINE	EXCEPT-SURFACE IS HOA
PARTY FENCES	SURFACE-ONLY	SHARED BY OWNERS BASED ON DEEDED PROPERTY LINE	EXCEPT-SURFACE IS HOA
MAINTENANCE OF REAR YARD		100% OWNER	
SMALL ROOF OVERHANG- DOOR	100% HOA & REPL		EXCEPT-OWNER RESPONSIBLE 100% DUE TO CASUALTY
WOODEN BRACKET SMALL ROOF	100% HOA & REPL		EXCEPT-OWNER RESPONSIBLE 100% DUE TO CASUALTY

ARTICLE VIII, SECTION 2.1. MODIFICATIONS. "No Unit Owner shall authorize the painting, refurbishing or modification of the exterior surfaces of his Unit or of the Unit Building. Normal maintenance of the exterior surfaces, such as pressure cleaning, repainting and refinishing, shall be done uniformly at the same time for the entire Unit building by the Association and as an Association Expense. Normal maintenance of the shared roof, such as cleaning, refinishing or recovering, shall be done uniformly at the same time for the entire shared roof by the Association and as an Association Expense."

QUESTIONS - THE ABOVE ARTICLE & SECTION STATES THAT THE ASSOCIATION IS RESPONSIBLE FOR THE PAINTING, PRESSURE CLEANING AND REFINISHING OF THE EXTERIOR SURFACES OF THE UNIT BUILDING. THE HOA IS RESPONSIBLE FOR THE EXTERIOR SURFACES OF THE FOLLOWING:

	<u>HOA-surface only</u>	<u>OWNER replace-></u>	<u>YES EXCEPTION: If the townhome is damaged due to a casualty (e.g.-windstorm) the Owner and their insurance would be 100% responsible for necessary repairs and replacement. (Article XI, Section 3A)</u>
GARAGE DOORS	HOA-surface only	OWNER replace->	
ENTRY DOORS	HOA-surface only	OWNER replace->	
REAR YARD GATES	HOA-surface only	OWNER replace->	
FAKE SHUTTERS AROUND WINDOWS	HOA-surface only	OWNER replace->	
PARTY WALLS	HOA-surface only	OWNER replace->	
PARTY FENCES	HOA-surface only	OWNER replace->	
SMALL ROOF OVERHANG	HOA-replacement	OWNER- exception>	
WOODEN BRACKET SMALL ROOF	HOA-replacement	OWNER- exception>	