

OWNERS ASSOCIATION RESPONSIBILITIES

The Association is responsible for the maintenance of the common elements of the property such as driveways, parking lot, sidewalks, landscaping, sprinkler systems, all underground plumbing, foundations, roofs, roofing systems, gutters, downspouts, monument signs, and the exterior of all buildings.

Utilities

Pest control (insects) to the exterior of units and property. Interior of units when needed.

Trash pickup for dumpsters.

Water for irrigation, and water within the units.

Electricity for the exterior lights of the buildings and replacement of burnt out lights

Management + Assessments

Management of the property includes all accounting for the Association, collection of assessments, management of vendors, utilities for the property, and customer service for the owners and tenants.

Assessments cover a contribution to the Reserve Account to cover future major repairs or upgrades to the property.

Insurance

Insurance includes coverage for the Association, liability coverage of the common areas, exterior of buildings such as roofs, eaves, and windows.

A/C units are NOT covered by insurance.

Full replacement coverage is included in the event there is damage or destruction of the unit. In this case, the unit will be rebuilt as purchased.

Any upgrades such as special lighting and fixtures are the responsibility of the owner to cover in their business policy, which needs to include coverage for your furniture, all electronics, all personal items, and to include the A/C unit for your office.

Please have your insurance agent contact the Association and they can get you in contact with the Association agent for full details of what the owner would need for their policy, and a full description of what is covered by the Association in regard to the building.

The description above is not a complete listing of coverage for units, and not intended to be used as such.

Your Declaration gives more detail than what is written here. This is not a full description, and does not intend to cover all responsibilities and duties of the Association. This is intended as a quick review of some of the budget items that your Association assessments cover.