

Cottages at Sycamore HOA

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Description of Unit owner maintenance responsibility

This document has been created and/or extracted from the Declaration of Condominium for the Cottages at Sycamores as provided for in Article 1 Definitions, Sections 1.13 Limited Common Areas and Facilities and Limited Common Area and Section 1.8 Condominium Unit.

The purpose of this document is to advise and inform each Lot owner as to what repair and maintenance items the Unit owner is responsible for with respect to his dwelling Unit. It is also a tool to help in the effort to keep down the monthly association fees. Please note that it is the responsibility of the association to make certain that homeowners repair and maintain their limited common area responsibilities and as such is empowered by covenant to do so.

“Limited Common Areas and Facilities and Limited Common Area shall mean and refer to those Common Areas and Facilities designated herein or on the appropriate record of survey map as reserved for the use of a certain Unit or Units to the exclusion of the other Units. Limited Common Areas consist of the driveways, patios, decks, and garages, windows and frames, doors and jams and as otherwise indicated on the appropriate record of survey map as Limited Common Areas.”

In short the owner is responsible for all windows, doors, plumbing fixtures and lines inside the building, appliances, heating, air conditioning, electrical wiring, balconies, patios and porches including the stoop of the unit.

Article IV, Section 4.4 Architectural Control, give the association latitude to control landscape areas around each of the units and may in fact give unit owners control over the maintenance of certain planted areas around their home should a homeowner wish to take control over such areas at their own cost.