

SUNSET BAY VILLAS CONDOMINIUM OWNERS ASSOCIATION (SBVCOA)
COA and Owner Responsibilities Overview

This document is for informational purposes only to clarify owner responsibilities vs. association responsibilities in accordance to the governing documents; especially to article 8.02 as it refers to article 5.14 in the Declaration.

Maintenance Description	COA	Owner	Notes
Maintenance and Repairs of Common Areas and facilities	X		Except for damage caused by an owner, an owner's guest, or renter
Exterior of buildings repair and maintenance	X		Except for items listed in the next category
Maintenance and repair of any doors, door frames, windows, and private front, side, and/or back balconies		X	Including exterior light fixtures and bulbs; repairs of leaks
Maintenance and repair of stairs, railings, and breezeways	X		Except for damage caused by an owner, an owner's guest, or renter
Elevators and exterior Elevator doors	X		Except for damage caused by an owner, an owner's guest, renter, or owner hired contractor
Maintenance and repair of HVACS		X	Except for HVAC stands
Landscaping maintenance and replacements	X		Planting of flowers/shrubs in common and gravel areas is prohibited
Sprinkler System maintenance and repair	X		Owners or their guests, or renter causing damage to sprinkler heads/lines due to vehicles parked on the grass, or driven over green areas will be charged for repairs or be fined
Repair and/or replacement of Mailboxes		X	New mailboxes must match existing ones
Termite Control	X		
Pest Control		X	Owners are encouraged to spray for insects inside their units and garages
Pool maintenance and repair	X		Owners and/or their guests, or renter, will be held responsible for damage to the pool furniture and/or umbrellas
Pond Maintenance	X		
Interior unit maintenance and repair		X	Including garage leaks

The COA is not liable for damage caused by rodents and/or vermins to pipes, wires, etc., repair is the sole responsibility of the unit owner. It is recommended to close any openings inside and outside your garage.

The COA is not liable for damage to vehicles parked on common areas regardless of cause (e.g. severe weather, natural catastrophies, accidents, malfesance, et.)