

Pebble Shores Condominium Association

GUIDELINES

Responsibility for Property Maintenance, Replacement, and Repairs

Unit Owners are responsible to maintain and repair any property within the designated boundaries of their Unit. The related costs fall to the Unit Owners. The boundaries of a Unit are the undecorated ceiling, perimeter walls, and floor surfaces. Everything internal to these surfaces, including nonstructural interior walls and doors, belongs to the Unit Owner. This includes such items as cabinets, sinks, toilets, showers/tubs, floor coverings, electrical fixtures and outlets, wall and window treatments, appliances and furnishings, window glass and screening, and interior doors, including the lanai sliding door. Wiring and plumbing property that exclusively service a Unit are the sole responsibility of the applicable Unit Owner even if those services are not included within the boundaries of the Unit. HVAC equipment, lines, ducts, and pads are also the responsibility of the Unit Owner. Hurricane shutters and exterior screen entrance doors are options that may be installed at the Unit Owner's expense. However, if these become damaged or unsightly, the Unit Owner is responsible to replace them with an approved model or remove them entirely. Cleaning of HVAC and dryer ductwork as well as sink and toilet drains serving the Unit are the responsibility of Unit Owners. Unit lanais, HVAC compressor pads, and carport designated parking spaces are considered to be Limited Common Elements and as such fall under the oversight and regulation of the Association. The expense of radon mitigation, if necessary, falls to the Unit Owners. Pre-approval is required for structural changes to the Unit or Limited Common Elements.

The Association is responsible for all maintenance, repairs, and replacements in or to the Common Elements and the cost and expense thereof shall be charged as a Common Expense, except to the extent arising from negligence, misuse or neglect of specific Unit Owners, their lessees, or guests. Attic, subfloor, and perimeter wall spaces shall be considered as Common Elements in respect to maintenance, repair, and the costs related thereto. Piping and electrical wiring in these spaces that service the Common Elements or more than one Unit, as well as the drywall beneath the decorated surface of perimeter walls shall also be considered as the responsibility of the Association unless there is negligence or misuse on the part of the Unit occupants. Cable, security, and telephone wiring also fall to the Unit Owners. All exterior surfaces of buildings (including the exterior surface of Unit entrance doors), roofs, stairs, balconies and landings, carports, roadways, irrigation systems, plantings and landscaping, exterior lighting fixtures, and all clubhouse, pool, and lake property are clearly the responsibility of the Association. Changing light bulbs on balcony lights by Unit entrance doors is the responsibility of the Unit Owners. These lighting fixtures may not be replaced or modified without approval of the Board.

Maintenance, repairs, and replacement of property and equipment should be performed by competent persons, preferably licensed and insured professionals.

The Board of Directors may grant exceptions to these stipulations in very unusual circumstances.

These Guidelines were developed by the 2016 Buildings and Grounds Committee to advise the Board of Directors in interpreting the Documents of the Pebble Shores Condominium Association regarding responsibility for the maintenance, replacement, and repair of property. The Committee's interpretation does not carry the opinion of legal counsel. The effective date for implementation is March 1, 2016.