

# Water's Edge Townhomes

## Maintenance Responsibility Overview – Owners and HOA

This document is provided to clarify maintenance responsibilities between individual Unit Owners and the Water's Edge Townhomes Association (the "Association"). Clear understanding of these responsibilities helps avoid confusion, control long-term costs, preserve property values, and ensure the community is properly and consistently maintained. This summary is intended as a practical guide and does not replace the recorded Declaration of Covenants, Conditions, Restrictions and Easements. In the event of a conflict, the Declaration controls.

Item / Area	Owner Responsibility	HOA / Association Responsibility
Interior of Unit (walls, ceilings, flooring)	Maintain, repair, replace	—
Interior plumbing, electrical, HVAC	Maintain and repair	—
Interior fixtures, cabinets, counters, appliances	Maintain and replace	—
Windows – glass, frames, mechanisms	Maintain and replace	—
Interior doors, locks, hardware	Maintain and replace	—
Exterior siding, stucco	—	Maintain, repair, replace
Exterior painting / staining	—	Maintain and control colors/materials
Roof and roof-mounted solar	—	Maintain, repair, replace
Foundations	—	Maintain and repair
Landscaping and irrigation	—	Maintain all lots and common areas
Sidewalks and walkways	—	Maintain and snow removal
Decks, patios, balconies – structural	Owner responsible unless HOA elects	HOA may repair to maintain uniformity
Decks, patios, balconies – paint/stain	—	Maintain paint/stain
Fire/life safety systems	—	Inspect, maintain, repair
Refuse and recycling service	—	Provide service and containers

### Common Examples for Owners

- A leaking faucet inside the unit is the Owner's responsibility.
- A damaged roof or exterior siding is handled by the Association.
- Broken window glass is repaired by the Owner.
- Landscaping or irrigation issues anywhere on a lot are handled by the Association.
- If an Owner damages common or exterior elements through negligence, the cost may be charged back to that Owner.

## Frequently Asked Questions (FAQs)

### 1. Why do I pay assessments if I still maintain my interior?

Assessments fund shared expenses such as roofs, exterior surfaces, landscaping, insurance, reserves, and long-term capital items that benefit all Owners.

### 2. Can I modify exterior elements of my unit?

No exterior changes may be made without prior written approval from the Association to preserve a consistent appearance.

### 3. What happens if I fail to maintain my unit?

The Association may perform necessary work after notice and charge the cost back to the Owner as a default assessment.

### 4. Does the HOA remove snow from my private stairs or decks?

No. Snow removal is limited to common sidewalks and walkways unless the Association elects otherwise.

### 5. Who pays insurance deductibles?

Deductible responsibility depends on the cause of the loss and may be charged to an Owner if damage results from negligence or primarily benefits a single unit.