

Examples

Buildings – The Association maintains the exterior of buildings: exterior termite treatment, wooden fascia, stucco walls, roofs, etc.

Common Elements – The Association pays for common elements such as the pool, the community trash pickup, all common areas landscaped, private roads, roofs of all units, exterior maintenance/paint of all common area walls and wrought iron fencing.

Roofs – Association maintains the roofs within Lake Park Villas.

A/C & heating units – Owner's maintain their own heating, cooling and plumbing systems/lines to their unit, as well as any appliances inside.

Water pipes/sewer pipes/electrical lines/meters – All shared pipes and line repairs are paid for by the Association. Pipes only servicing an individual unit are the responsibility of that homeowner.

Stairwells – Owners maintain their stair treads; the Association will cover any structural portion such as the railings or the footers of the stairs.

Garage Doors – These are maintained by the homeowner and all should be made of metal. The Association has the proper paint color for these.

Windows and Doors – All windows and doors are maintained by the homeowner. The Association has paint available for homeowners replacing doors.

Patios/Balconies – The structural portion of all patios and balconies is maintained by the Association, as well as the surface of the walls within the patios/balconies. The flooring of the unit (carpet/tile/etc.) and patio deck surface are the responsibility of the owner.

Common Walls – common area walls are maintained by the Association unless the deterioration/damage is caused directly by negligence of the owner, then it becomes the obligation of the owner.