

## ELHOA Financial Responsibilities for Repair and Replacement of Villa Components

	<u>ELHOA Pays</u>	<u>Unit Owner Pays</u>	<u>ARB Approval Required</u>
Roof Replacement	X		
Roof Cleaning	X		
Painting – Exterior of Unit	X		
Roads – Repaving	X		
Landscape Replacement	X		
ARB approved owner plantings		X	X
Irrigation Replacement	X		
Emergency Fund for Hurricane			
Insurance Deductible	X		
Driveway Cleaning	X		
Oil or lubricant stains		X	
Roof & Beam Repair	X		
Garage Doors		X	X
Windows		X	X
Front Door & Screen Door		X	X
Cement Patios		X	X
Screens		X	
Glass Sliding Doors		X	X
Gutters		X	X
Shutters		X	X
Soffits		X	
Air Conditioner		X	
Water Heater		X	
Plumbing			
Water Meter to Unit		X	
Water Meter to Street – Martin Co Utilities pays			
Interior		X	
Insurance – Unit Exterior	X		
Insurance - Unit Interior		X	

### NOTES:

**Exterior definition:** Declaration, Article 4.1 Page 6

“The Association shall be responsible for the maintenance and repair of the roof of all Dwellings, for the painting of the exterior of all Dwellings (including painting of the front entry door but only at the time that the total Dwelling is being painted).”

**Interior definition:** Declaration, Article 7.2 Page 14

“The owner of each parcel shall be responsible for maintenance of all portions of the Parcel except for the portions to be maintained by the Association as provided in Sections 7.1 & 4.1”

**ARB -** Refers to ELHOA Architectural Review Board

**Unit Owners Insurance:** Declaration Article 13 Insurance Page 24

Provides for the Association to purchase insurance on the Common Property, the Association Property and the villa buildings, in the same manner as provided for condominium buildings in Florida Statute 718.111(11)(2012).

This allows Eagle Lake unit owners to adequately cover the unit interior with an HO-6 policy.

Link to HO-6 definition. (<http://www.ho6insurance.com/>)

