

# Stone Bridge Condos

## Condo Association vs. Condo Owner Responsibility List

July 11, 2016

This document is for informational purposes only. The information contained within can change without notice. If a conflict arises between this document and the declaration, the information contained within the declaration prevails.

Maintenance Description	HOA	Owner	Notes
Snow Removal and Ice Melt Applications	X		Snow removal is triggered at 2" or more at which time driveways, walks and roads will be cleared and salted. Courtyard areas are not included and will not be cleared. Ice melt agents will be available in the clubhouse pump room for residents to salt their own areas. Damage from use of ice melt agents is the responsibility of the homeowner.
Maintenance and Repair of Common Areas and Facilities	X		Except in cases of homeowner negligence (or the negligence of a homeowner's pet or guest).
Exterior Building Maintenance and Repair	X		Except items listed in the next category
Maintenance and Repair of Windows, Screens, Window & Door Frames, Doors, Garage Doors, Screen Doors, Skylights & Fireplace Flues		X	Including exterior light bulbs
Maintenance and Repair of Porches, Patios & Enclosed Courtyard Patios	X		Except in cases of homeowner negligence
Fencing Maintenance and Replacement	X		Includes gates, except in cases of homeowner negligence
Sidewalk and Driveway Repair and Replacement	X		Except in cases of homeowner negligence
Maintenance and Repair of HVAC System		X	
Party Wall Maintenance and Repair		X	Applies to attached homes only; does not apply to stand-alone floor plans. Defined as a wall built to serve and separate any two or more adjoining units. Cost of damage to be split between owners who make use of the wall in equal proportions, except in cases of negligence or willful damage, in which case the responsible party will bear the whole cost of the repair.
Cleaning of Gutters/Downspouts	X		
Landscape Maintenance and Replacements – Outside of Courtyard Area	X		
Landscape Maintenance and Replacements – Inside of Courtyard Area		X	
Weeding and Grass Clipping	X		Except inside of Courtyard Area
Lawn and Landscape Irrigation	X		Provided for common areas
Repair and Replacement of Mailboxes	X		
Mulching – Outside of Courtyard Area	X		
Mulching – Inside of Courtyard Area		X	
Pest Control – Insects (includes spiders)		X	
Pest Control – Termites & Varmints (such as raccoons, muskrats, etc.)	X		

(cont. on reverse side)

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<b>Maintenance Description</b>	<b>HOA</b>	<b>Owner</b>	<b>Notes</b>
Planting and Maintenance of Flowers in Common Areas	<b>X</b>		
Planting and Maintenance of Flowers in Courtyard Areas		<b>X</b>	Please refer to our website in the "Landscape Information" folder for Approved Plants
Unit Security Systems		<b>X</b>	
Clubhouse Area Maintenance	<b>X</b>		
Pool Area Maintenance	<b>X</b>		Residents & Guests must take all trash with them
Pond Maintenance	<b>X</b>		
Interior Home Maintenance		<b>X</b>	
Satellite TV Dish Installation		<b>X</b>	(Architectural Change Request Form must be submitted & approved before installation)
<b>Insurance Coverage</b>	<b>HOA</b>	<b>Owner</b>	<b>Notes</b>
Basic Unit – Outside Walls to First Coat of Paint. "Shell-Coverage"	<b>X</b>		Covered for damage caused by an insured peril, including internal walls. General Liability coverage is applicable to the common areas and facilities.
Interior Items		<b>X</b>	Including, but not limited to, all finishes, furnishings, clothing and appliances. General Liability and interior flooding coverage is also necessary for incidents that occur within the home
Windows, Screens, Window & Door Frames, Doors, Garage Doors, Screen Doors, Skylights & Fireplace Flues		<b>X</b>	
Front Porches and Patios	<b>X</b>		

**Property Ownership Type:**

You live in a Condominium. A condominium is a multiple-unit or single-unit dwelling in which there is separate and distinct ownership of individual units and joint ownership of common areas. Common areas and facilities are defined as, and consist of, all portions of the property, except the individual condominium units, and include the clubhouse, entrances and exits, streets, roadways, parking lots, walkways, patios and patio fencing, mailboxes, land, landscaping, pipes, wires, cables, ducts, conduits, chimneys, public utility lines, and other utility installations to their respective meters not located within the condominium unit boundaries as shown on the plans unless said items serve another condominium unit, and structural parts of the buildings including structural columns located with the boundaries to a condominium unit. In other words, a condominium owner owns the inside of their unit, but doesn't own common areas or facilities, including their lot. The owners of the individual units in the community are jointly responsible for the costs of maintaining the common areas and facilities, but they are individually responsible for the interior maintenance expenses of their particular units. An individual who purchases a unit in a condominium receives title to such unit in fee simple, owning it outright. The owner has all legal rights incident to ownership, including the right to sell, absent a Restrictive Covenant limiting its use.

Title to a condominium also encompasses ownership of the land and common areas with the remaining unit owners. The individual owner has certain rights, such as use of the common areas, and certain obligations, such as paying his or her share of the expenses incurred for maintenance or improvements of the common areas, regardless of whether the individual owner approves of the upkeep or improvements.

**Condominium unit owners must adhere to the regulations set forth in the bylaws.** The bylaws of a condominium—the rules and regulations by which the condominium association governs itself—are generally drafted by the developers of the condominium or the original purchasers of the individual units. The bylaws ordinarily establish procedures for electing the officers or board members of the condominium association, conducting meetings, and handling routine building maintenance and insurance for the common areas. They prescribe any restrictions that may be imposed on the sale of individual units and penalties for violation of the rules.