

**Reminder to Home Owners
Unit Owner VS Association Responsibilities
February 27, 2009**

Outside Coach Lights-Unit Owner

When replacement is necessary the unit owner will replace with a similar fixture. The unit owner should choose a fixture of the same color and design to maintain the aesthetic quality of the community.

If a new fixture is required and is not similar to the existing fixtures, the unit owner is required to replace all three fixtures.

A Building Alteration or Improvement Form with an accurate description of the fixture and person/company replacing the lights must be submitted for approval.

Exterior Doors/Windows/Screens-Unit Owner

The unit owner is responsible for all exterior doors, windows and screens on any permitted improvement; provided, however, that the painting of the exterior doors shall be a Common Expense. These surfaces shall be maintained in such a manner as to preserve a uniform appearance among the units in the condominium.

A Building Alteration or Improvement Form with an accurate description of proposed change must be submitted for approval.

Damages to Shrubbery/Irrigation Equipment-Both

Damages done by the unit owner or their guests will be billed to the unit owner.

Damages done by the landscaping/irrigation contractors should be reported to the Associations POC's. (see website to contact info)

Overgrown Drains-Association

The association is responsible to clear the drains.

Downspouts-Both

The unit owner is responsible for replacing any downspouts that were included in the original upgrades of the home and or any improvements made at a later date.

The association is responsible to replace any downspouts that were included in the basic purchase price of the home (excludes upgrades and or improvements).

Reports problems or concerns to the President

Painting of Driveways-Unit Owner

The unit owner is responsible for painting or repainting of driveways whether WCI or another outside contractor performed work.

An alteration form must be submitted for approval.

Unit Owner Plantings-Unit Owner

The unit owner is responsible for replacing and maintaining any diseased/dead shrubbery or plants that either the current or previous unit owner planted.

A Landscaping Alteration or Improvement must be submitted for approval.

Shutters-Association

The association is responsible for shutters.

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Windows/Doors and Roof Caulking-Both

The unit owner is responsible for caulking the inside windows and doors and any windows and doors associated with additions.

The association is responsible for caulking the outside windows, doors and roofs.

Parking-Unit Owner

Parking is not permitted on the turf.

Parking is not permitted over night on the roadways.

Cleaning-Dryer Pipes/Air conditioner-Unit Owner

It is the unit owner responsibility to ensure the dryer pipes and the Air conditioner returns are cleaned. It is recommended the cleanings are done every other year for the dryer and annually for the air conditioner.

Roof-Association

The association is responsible for the maintenance of the roof and is funded by the association reserves.

Painting of the Unit-Association

a) The association is responsible for the maintenance of the painting of the units and is funded by the association reserves.

b) The association is responsible for assuring the preservation of the color scheme of the units and shutters.

Pets-Unit Owner/Renters

The unit owner and/or the renter must sign a pet agreement. Unit owner/renters must have a pet deposit on file. Unit owner must have their pets on a leash when outside. The person who has custody or control of the animal must immediately remove any feces deposited by a pet.

Trash-Unit Owner

Trash is picked up on Wednesday and Saturdays; recyclables picked on Wednesday only. Vegetation is picked up on the day of our scheduled cutting by Valley Crest and Saturdays by our Trash hauler.

Fairbourne Association Website- Association

The Fairbourne Association Website name is www.fairbournecondos.org.

The Fairbourne Association Website includes the following forms:

Landscaping Alterations or Improvements

Building Alterations or Improvements

Lease Applications

Transfer Applications

Unit Owner Information Sheet

Board of Directors' Contact List and the Board Minutes. It also includes other miscellaneous information and links associated with the Fairbourne Association, the Federation and Sun City Center.