

THE OWNERS RIGHTS & OBLIGATIONS

(As taken from state law and Glen Acres governing documents)

1. Rules (Governing Documents)

Pay Assessments

Most important responsibility of the owner allows Association to:

- Pay its bills on time, avoid late fees
- Avoid extra costs of reminders & collection

Observe Community Rules

Originating in the Declaration and defined by the Homeowner's Association

- To protect and enhance property values of all owners
- Noncompliance may result in added costs
- Enforcement by Management Committee Action
- Due Process

Keep Unit in good repair as defined in Section 14 of the Declaration.

Make No Structural Changes without the Written Consent of the Management Committee.

Make sure that anything in or about the unit that is visible from the common areas meets Management Committee Standards.

2. Meeting's

Annual HOA: Elect Trustees

Annual MC: Elect Management Committee Members
Review Prior Year's Audited Financial Statements
Approve New Year's Budget & Assessments

Periodic HOA: Monthly Trustee Meetings

Periodic MC: Monthly/Quarterly Committee Meetings

Assist both groups with decision making

- Amending Documents
- Special Assessments
- Purchase of Major Items

3. Work for the Association.

Board of Directors
Committees
Volunteers

Taken from The Declarations:

14. Owner's Obligation to Repair. Except for those portions which the Management Committee is required to maintain and repair hereunder (if any), each Owner shall at the Owner's expense keep the interior of his Unit and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall do all redecorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his Unit. In addition to decorating and keeping the interior of the Unit in good repair, the Owner shall be responsible for the maintenance, repair or replacement of any plumbing fixtures, water heaters, furnaces, lighting fixtures, refrigerators, air conditioning equipment, dishwashers, disposals or ranges that may be in or connected with the Unit. It is expressly understood that there are, appurtenant to some Units, air conditioners which are located in the patios appurtenant to the Units. An easement is hereby reserved in favor of each such Unit for the purpose of maintenance, repair or replacement of the said air conditioners by the respective Owners as required hereinabove.

The Owner shall also, at the Owner's own expense, keep the balcony and the interior of the patio, storage shed and carports which have been assigned to his Unit in a clean and sanitary condition. The Management Committee and Manager shall not be responsible to the Owner for loss or damage by theft or otherwise of articles which may be stored by the Owner in the balcony, patio, storage shed, carports or Unit.