

Fairway Chase
Clarification of Responsibilities

The Declaration of Condominium and the Rules and Regulations for Fairway Chase specify who is responsible for various areas of upkeep, maintenance, and repair. Following is a summary to provide clarity.

The Association Responsibilities: All exterior areas and surfaces except as noted in sections below. The Associations responsibilities would include the upkeep, maintenance, repair and/or replacement of:

- The roof, roof decking, roof trusses and two original skylights
- The exterior siding and the studs within the walls
- Original plumbing pipes from the water meter up to, but not including the valve or fixture(s).
- The electrical conduit from the power junction box up to the meter on the unit
- All exterior surfaces paint.
- All landscaping of common areas except as noted below.

Unit Owner's Responsibilities: Maintain, repair or replace at their sole expense, include but are not limited to the following:

- All electrical wiring and fixtures beginning at the meter.
- All components of the HVAC system.
- All windows, doors, including the garage door, rain gutters, interior drywall and interior painting, flooring and cabinetry.
- The landscaping areas and beds directly abutting the unit, the unit's sidewalk, the unit's driveway, and any area modified by any owner current or past. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain.
- All modifications to your unit, whether done by you or previous owners.
- All garbage or trash containers must be placed in a walled-in area and must be hidden from view.

Joint Responsibilities: The Association is responsible for maintenance, repair and/or replacement of the Limited Common areas which include the sidewalk, driveway, patio(s) and the unaltered screened lanai of each unit. The day-to-day maintenance and cleaning, including pressure washing the concrete surfaces and keeping those areas free of debris, are the responsibility of the unit owner.

Remedies: The Fairway Chase Rules and Restrictions permits the Association, after reasonable notice, to remedy any failure by the unit owner to maintain their unit as outlined above and to charge the units owner the cost of such remedy.

Note: An ARC form is required to be submitted to the Association and approval received prior to the commencement of any exterior changes to your unit.

Signature of owner/buyer

Unit #

Date signed