

## NORTHWEST LANDING TOWNHOME ASSOCIATION

The Board of Directors is strictly a volunteer situation and many hours are spent each week with homeowners and contractors to discuss and carry out various repairs. The directors are homeowners who are elected to carry out the fiduciary duties of the Association, and the things we have asked homeowners to do is in compliance with the Covenants of the Association. All the homeowners are spending hard-earned money for our homes (these are not apartments) and we would hope you would want to keep your home in a manner that will make you proud to live here.

An attorney has been employed to help collect fees from homeowners who are delinquent, and legal action will be taken and the homeowner will be responsible for any legal fees incurred.

Also, we would like to ask that there be no parking of vehicles in the alley for a period longer than two hours. This is a no parking area. Also, the ends of the alley should be kept clear to allow emergency vehicles (fire trucks) easy access in case of a fire.

Listed below are items that the Association and the Owners are responsible for:

### THE ASSOCIATION IS RESPONSIBLE FOR:

1. Paint, repair, replace and care for roofs, gutters and downspouts, exterior building surfaces, fences, trees, shrubs, grass, walks, and other exterior improvements.

### THE OWNER IS RESPONSIBLE FOR:

1. Glass surfaces, enclosed patio areas, windows and doors and their fixtures of hardware, landscaping installed by Owner, exterior light fixtures operated from a residence, air conditioning equipment, circuit breakers and switch panels, sewer, gas and electric power service lines.
2. Except in enclosed areas, no planting or gardening shall be done, no fences, hedges or walls shall be erected or maintained except those that are installed in accordance with the initial construction.
3. In the event that the need for maintenance or repair is caused through the willful or negligent act of the Owner, his family, or guests, the cost of such maintenance or repairs shall be added to and become part of the assessment.
4. Each residence is to be used as a private single family dwelling and may not be used for any business, commercial, trade or professional purposes.
5. No animals, livestock, or poultry of any kind shall be raised, bred or kept, except that dogs, cats or other household pets, not to exceed a total of two (2) pets, may be kept provided that they shall not become a nuisance.
6. There shall be no obstruction of the Common Area. Nothing shall be stored in the Common Area without prior written consent of the Board of Directors.
7. No waste will be committed in the Common Area.
8. No exterior television or radio antennas of any sort shall be allowed without prior written consent of the Board of Directors.
9. An Owner who mortgages his townhouse shall notify the Association giving the name and address of his mortgagee.
10. The Association shall require that all leases of any townhouse unit must (i) be in writing, and (ii) provide that such leases are specifically subject in all respects to the provisions of the Declaration, Articles of Incorporation and By-laws of the Association, and that any failure by the lessee to comply with the terms and conditions of such documents shall be a default under such leases.

We would also like to remind everyone that the Association DOES NOT carry any kind of insurance on any of the units. Should a fire, hurricane or flood damage a home, the homeowner is responsible for the repair or re-building of the unit. Each Homeowner should advise their insurance company to send a Certificate of Insurance to Helen Holliday each year when the insurance comes up for renewal. Homeowners who do not live on property and are renting their townhouse should advise their renters that they should obtain Renter's Insurance.

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*For your convenience, Helen Holliday at 7942, has a mailbox outside her front door for you to drop off your maintenance fee check. Remember there is a 10% late fee when you are late.*

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*It is mandatory to have your home inspected for termites each year. Please send a copy of your report showing the results of your inspection to Helen Holliday at 7942.*

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