

POINT EMERALD VILLAS

MAINTENANCE RESPONSIBILITY	ASSOCIATION	UNIT OWNER
<p>COMMON AREAS</p> <ul style="list-style-type: none"> - Grounds Landscaping - Area Lighting - Beach Access and Dunes - Entrance Gate - Pools - Tennis Courts - Driveways and Parking Lots - Signage - Waste Water Treatment Plant - Meter Bases - Building Roof - Exterior Walls - Elevator Cabs and Doors A-D-E - Exterior and Emergency Lighting - Hallway and Stairwell Doors, Steps, Flooring - Unit load bearing walls, subflooring, joists - Utility pipes, wires, conduits, lines from meter or entry into building to point of entry into unit <p>- Interior unit damage caused by the exterior common area</p>	<p>X</p>	
<p>UNITS</p> <ul style="list-style-type: none"> - Exterior Lights controlled from within unit - Balcony and Railing - Windows and Doors - Storm and Screen Doors - Interior - HVAC - Finished surfaces of perimeter walls, floors, and ceilings in unit - Utility pipes, wires, conduits, lines from point of entry into unit <p>- Any exterior modification requires Board pre-approval - Any unit interior structural modification requires Board pre-approval</p>		<p>X</p>

11/19/18

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MAINTENANCE SPECIFICATIONS

<p>Windows</p>	<ul style="list-style-type: none">- Measure before ordering- Impact glass, DP50, low E- Bronze color in anodized aluminum or vinyl frame- New construction type with nail fin- Composite window trim- Stainless steel fasteners and stainless steel head flashing- Polyurethane caulking Sonneborn NP1 and complete window tape seal- Made by Andersen or equivalent for Buildings D - E- Made by Gerkin or PGT WinGuard or equivalent for Buildings A – B - C- Meet local building code- Install to window manufacturer’s specifications- All work subject to HOA inspection
<p>Decks</p>	<ul style="list-style-type: none">- Salt treated wood- Stainless steel fasteners- Hardboard siding- Composite trim- Weather proof flooring on second and third floor decks- Meet local building code- All work subject to HOA inspection

2/1/19