

MAINTENANCE POLICIES
ADOPTED ON JUNE 23, 2020

DRYER DUCT CLEANING

It is the responsibility of the unit owner to have the dryer ducts professionally cleaned at least one time annually and provide verification to the Association. Owner's responsibility shall include maintenance of their dry exhaust fan, cleaning of the lint trap and the duct work.

DRAIN LINES

It is the responsibility of the unit owner to have the AC drain lines professionally cleaned as needed. The unit owner is responsible for cleaning and maintaining the AC lines that service their unit. Routine maintenance of the AC, including drain lines must be performed.

HOMEOWNER OBLIGATIONS

Failure of the owner to maintain, repair or replace any portion of their responsibility shall be deemed negligence and the owner will be liable for any damage as a result of failure to maintain. In the event that the routine maintenance is not satisfactorily performed, the unit owner will be responsible for any damage that may be caused to their unit, other units, limited common elements or common areas.

In the event that an owner fails to clean the AC line and/or ducts, the Association has the authority to do the same and charge the owner upon sending a 30-day notice to comply with the Association's request. In the event the owner does not comply with the Association's request then the Association may proceed with maintaining the same. However, the Association has no obligation to do so. If the Association was to maintain the same this would result in a special assessment against the individual owner for the cost of said maintenance and cleaning.

Exceptions for an extension may be reviewed for consideration, upon written request from the owner for extenuating circumstances such as a unit that is occupied by only 2 persons 4 months out of a year.

REFERENCE: Declaration of Condominium, for Ventura At Bella Trae, a Condominium,
7. Maintenance, Alteration and Improvement

7.2 By the Unit Owner. The Unit Owner shall be responsible to promptly report to the Association any defect or need for repairs for which the Association is responsible. The responsibility of the Unit Owner for maintenance, repair and replacement shall be as follows:

a. To maintain, repair and replace at the Unit Owner's expense all portions of the Unit, including but not limited to, the water heater, air handlers and the air conditioning and heating unit which services the Unit Owner's Unit, including, but not limited to, that portion of the air conditioning and heating unit which is designated as a Limited Common Element.

b. To maintain, repair and replace at the Unit Owner's expense all stacks, vents and dryer-related items appurtenant to, but located outside of a Unit, including, but not limited to, all stacks, vents and dryer-related items which are designated as a Limited Common Element.