EUA: What is it and who is responsible for it

EUA is defined in our Declaration as “any exclusive use portion of the Common Elements allocated to the use of the Unit Occupants of one or more Residential Units but not all of the Residential Units of the Condominium Plan.”

Each Unit’s EUA is shown on the official drawing as Unit#A and Unit#B (example Unit 101 is 1A and 1B, etc.) A copy of the drawing highlighting the EUA for each Unit is attached.

Your EUA consists of:
a) front porch
b) front walkway
c) driveway
d) front (and side) landscape portion to the road
e) rear patio, deck or gravel base (lower)
f) rear deck (upper)

Who is responsible to maintain the EUA? The Unit owner. Paragraphs 8.6 through 8.9 state, among other things, that “Each Owner…must keep the front, rear, and side yard, if any, EUAs appurtenant to that Unit, including all driveways, walkways, decks and/or patios and porches therein in a neat and tidy condition…” The condominium corporation is responsible to cut the grass in the EUAs. And while the front and side EUAs as shown on the drawing are designated for the exclusive use of the Unit Owner, any plantings or alterations to them require written approval from the Board in advance of any changes.

Spring and fall cleanup of the EUAs rests with the Owner. In the spring, remove dead plant material and accumulated leaves from your EUA. In the fall, cut back all hostas and grasses to ground level, trim the spent flowers from flowering shrubs, and remove accumulated leaves by the end of October. All debris must be placed in leaf bags and taken to the road for municipal pickup. A pickup calendar can be found on our website. The condominium budget will provide more detail as to what the landscape budget will cover for the common elements and the EUAs.

Sealing the wooden decks is the responsibility of the Unit owner, as is continued maintenance and eventual replacement. Only clear sealant is permitted on the wooden decks.

All grass at the rear of all units is common element. No plantings are permitted in the common elements.

Hot Tubs: permitted or not?

No. The Condominium Declaration paragraph 13(c) specifically prohibits hot tubs anywhere on the Units or in the Common Elements including any EUA thereof.

The Board is aware of the hot tub at Unit 109. This hot tub was disconnected in September 2025, and has since been removed from the property.