

GETTING ACQUAINTED

With Your New Documents

This communication is a follow up to Mike Boswell's letter accompanying the complete set of the new revised Association Documents. (Capitalized terms are the same as in the Amended and Restated Declaration of Condominium. Section references are to the specific provisions of the new Declaration). The focus of this, in a first of series of communications, is to highlight the significant changes in the new Declaration from the original old declaration that it replaces.

Units (Section 3.12)

Serenity Point, while architecturally appearing to be townhouse style duplex units, is actually a Condominium. Within a Condominium, there are two classifications of property --- Units and Common Elements. A Unit is a physical portion of the Condominium designated for separate ownership by each Unit Owner. The walls, floors, and ceilings of the Units are designated as the boundaries of each respective Unit.

Common Elements (Section 3.9)

Common Elements include all of the real property improvements and facilities of the Condominium, excluding the Units. By acquiring title to a Unit, one also acquires, in this case, a 1.85% ownership interest in the Common Elements. So, all of the Common Elements are owned together with all of the other Unit Owners.

Limited Common Elements (Section 3.16)

The land area adjoining each Unit in a particular building are Common Elements, not "your yard" for your own use (this is the situation in any condominium). But, there are portions of the Common Elements, called Limited Common Elements, which are designated for the exclusive use of a particular Unit. At Serenity Point, the Limited Common Elements are:

- a. Parking spaces located under and in front of each Unit in a building;
- b. All exterior doors and door frames (except screen doors or storm doors), exterior windows and window frames, and all related components of the exterior doors and exterior windows, including glass and panes; and
- c. Door steps, decks, porches, and external stairs (including supports, stringers, and planking).

Upkeep/Expense

The Owner is responsible for the Upkeep of his individual Unit (Section 13.1). The Association is responsible for all Upkeep (Section 3.24) of the Common Elements and the Limited Common Elements. The Upkeep expense for Common Elements is paid by the Association, but the Upkeep expense for the Limited Common Elements is paid by the owner who has the exclusive use of those portions of the Limited Common Elements where the Upkeep is performed.

Operationally, this means that the repair, maintenance, painting, etc. of the decks, exterior stairways, and related components will be performed by the Association and not by the Owner.

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This represents a distinct difference from the previous documents and method of providing the Upkeep of decks, exteriors stairs, doors and windows This Upkeep will be performed by the Association to preserve the integrity and aesthetic appearance of the overall Condominium buildings. The Owner submits a maintenance request (see form attached) to the Association requesting inspection, repair, replacement, repainting as may be.

In the event that you have questions or need additional clarification regarding the subject of this communication, please contact Mike Boswell or Susan Griffin.