

TWO DOCUMENTS TO USE WHEN DETERMINING OWNER OR ASSOCIATION RESPONSIBILITY

As a Willow Woods Condo owner, you should have two documents to help you determine who is responsible for the maintenance of our development. You are encouraged to be familiar with these documents to help you determine the answer of your question as it related to responsibility.

First, there is a Purchasers' Handbook that contains the Master Deed of the Willow Woods Condo Development. The second document is also contained in the Purchasers' Handbook and is also usually given in a separate form to all purchasers by the developer or the former owner of the condo.

You will find in the Purchasers' Handbook a Recorded Master Deed. Look up Article V on Pages, 4, 5 and 6 and you will find a section on Common Elements and another section on Limited Common Elements. This is very informative for owners to help in understanding responsibilities of who pays for what as well as who is responsible for the maintenance of them.

If you do not have this copy, you will also find valuable information in the separate document, "Exhibit A to Master Deed of Willow Woods: Bylaws. This document controls the activities of the Association and has several sections. Article V, Reconstruction or Repair, can be found on pages 5-6; Article VI, Restrictions, can be found on pages 6-8. As owners, these pages will answer many of your questions about responsibility and we encourage all of you to use them, as you need necessary information. There also have been amendments attached to the Bylaws during the life of this document. You may recall the mailing all owners received earlier this year about the transfer of property from Willow Woods to Jonkers Way; you should add that to the existing document so it will be up to date.

Also on the second sheet in this packet of information you will find a List of Seasonal Reminders that have been established by the various elected Boards since the beginning of our Association in 1992. They are not part of the "official" bylaws but are made to continue to guide our "blending together in becoming a total unit."