

May 14, 1996

STONEWOOD TOWERS PROCEDURE NO. 15

Subject: Maintenance of Limited Common Elements

Background-

Florida Statute 718 defines limited common elements as "those common elements which are reserved for the use of certain condominium unit or units to the exclusion of other units, as specified in the Declaration of Condominium".

Stonewood Towers Declaration of Condominium, Article XI, as amended February 9, 1987 provides guidance to the rights and limitations of owners to alter or modify Limited Common Elements which are appurtenant to their units. Article IV provides for the responsibility of maintenance and expense.

Procedure-

The following procedures will apply in administering the Limited Common Elements in accordance with the documents listed above:

1. The Limited Common Elements consist primarily of the assigned parking spaces, garages, balconies, and the unit entrance doors. For more details on the entrance doors see Procedure No. 6.
2. Maintenance and cleaning of unit screening, windows and sliding glass doors is the responsibility of the unit owner. "Windows" includes the frame, sill, glass, and all associated hardware. "Sliding glass door" includes the door frames, glass, and all associated hardware including the tracks.
3. Cleaning the assigned covered parking space floor is the responsibility of the unit owner. Oil dripped on the "E" or "H" Garage floor creates a safety hazard and if not cleaned at once by the owner, the Association may clean floor at the owner's expense.
4. Examples of changes which an owner may make include hurricane shutters, balcony floor covering, door knockers, screen doors, automatic garage door openers, garage storage cabinets, garage partitions, and ground floor patio screening, all of which are subject to prior written approval by the Board of Administration. The expense of installation and maintenance of any of these items rests with the unit owners.
5. "E" and "H" Garages are wet environments and cabinets installed there should be completely waterproof. The Association is not responsible for damage to the cabinets as a result of exposure to the elements or a leak in the roof.
6. The expense of maintaining the Limited Common Elements will be borne by the Association. Exceptions to this rule are the floors and ceilings and any owner-installed change, the expense of which will be borne by the unit owner. Any maintenance expense made necessary by the act of any unit owner shall be borne by said unit owner.

FOR THE BOARD OF ADMINISTRATION

Gary Boebel
Secretary