

## **Linkside Villas Homeowners Association**

### **Clarification of Maintenance Responsibilities**

**2020**

Linkside Villas (LSV) Homeowner's Association ("the Regime") is responsible for painting all exterior surfaces. Included are the buildings' exterior, open decks, stairs, and landings. Linkside is responsible for the siding, roofs, gutters, downspouts, and all landscaping. The Regime will paint replaced front doors and garage doors that meet architectural requirements. Interior repairs due to roof leaks and gutter leaks are the responsibility of the Regime. Owners are responsible for the purchase, installation, and maintenance of all windows and doors. Exterior windows and glass doors must be Anderson hurricane grade rated. Repair and maintenance of rear and side decks and stairs that were not original to the building are the owner's responsibility. Repairs must be made consistent with the approved architectural drawing when the deck and/or stairs were added. Construction practices approved for LSV shall be used and paint color must match the currently approved color for LSV buildings and trim.

Linkside Board of Directors