

Owner and Regime Responsibilities**6/2023**

Description	Responsibility
Air Conditioning units	Owner
Appliances	Owner
Balcony	Owner
Balustrades	Owner
Bath Tubs	Owner
Beams	Owner
Building Paper enclosing the Villa	Regime
Carpeting	Owner
Casings that are part of window opening	Owner
Ceiling	Owner
Common Areas	Regime
Common Use Areas	Regime
Conduit providing service to Villas or Common Areas	Regime
Courts, Pickleball	Regime
Courts, Tennis	Regime
Courtyard	Owner
Courtyard concrete area	Owner
Deck Fences	Owner
Deck Railing	Owner
Decking	Owner
Dock extending from GM1 Land	Regime
Door Handles	Owner
Door Casing	Owner
Door Fixtures	Owner
Door Frame	Owner
Door Hardware	Owner
Door Hinges	Owner
Doors	Owner
Doorway	Owner
Easements	Regime
Electrical Appurtenances exclusive to Villa	Owner
Elements Necessary for Existence, Maintenance, or Safety	Regime
Exterior Siding	Regime
Fascia	Regime
Flashing	Regime
Floor	Owner
Floor Covering	Owner
Floor Joists	Owner
Foundation (other)	Regime
Framing (Not exterior Walls or Wall between units)	Owner
Gardens on GM1 Land	Regime
Guttering	Regime
Heating units	Owner
Hot Water Heater	Owner
Insulation	Owner
Lamps (Outside)	Owner
Land Villa is situated	Regime
Landscaping on GM1 Land	Regime
Lavatories	Owner
Mechanical Vents exclusive to Villa	Owner
Metal flue	Owner

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Motors providing service to Villas or Common Areas	Regime
Parking Areas (paved)	Regime
Paths	Regime
Patio	Owner
Pier extending from GM1 Land	Regime
Piers (Foundation)	Regime
Piling (Foundation)	Regime
Pipes (sewer) extending 5 ft. from Villa	Owner
Pipes (underground drainage system beneath Villa)	Owner
Pipes (water) exclusive to the villa (to the meter or valve)	Owner
Pipes exclusive to the Villa	Owner
Pipes providing service to Villas to the Villa valve; or to Common Areas	Regime
Plumbing exclusive to Villa	Owner
Porch	Owner
Pumps providing service to Villas or Common Areas	Regime
Railings	Owner
Recreational Facilities	Regime
Retaining Walls	Regime
Roads/Streets	Regime
Roof	Regime
Roof Felt	Regime
Roof Shingles	Regime
Screen Surrounding	Owner
Service Area concrete area	Owner
Service Area exclusive to Villa	Owner
Sheathing	Regime
Slab (Foundation)	Regime
Steps	Owner
Stoop	Owner
Storm Draining	Regime
Street Signs	Regime
Subflooring	Owner
Swimming Pool	Regime
Swimming Pool Furniture	Regime
Swimming Pool Deck	Regime
Swimming Pool Restrooms	Regime
Terrace	Owner
Toilets	Owner
Trees on GM1 Land	Regime
Trim	Owner
Trusses	Owner
Vent	Owner
Walkways	Regime
Walls, Cinderblock	Regime
Walls, Interior (Non-Loadbearing)	Owner
Walls, Perimetrical (Exterior and between Villas-Load bearing)	Regime
Window	Owner
Window Frames	Owner
Window Glass	Owner
Window Screen	Owner
Wires- Electrical, providing service to Villas or Common Areas	Regime

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Yard (front) Limited Common Element

Regime

Yard (rear) Limited Common Element

Regime