

## **Regime Responsibility vs. Owner Responsibility**

### **A. Common Elements - Regime's Responsibility**

- Land and Landscaping
- Parking Areas
- Storm Drainage
- Cottage and Shed Roofs
- Cottage and Shed Exteriors
- Water Pipes into the Water Meter
- Sewer Lines into Five Feet from Cottage
- Signs
- Outdoor Security Lighting
- Mail Boxes
- Termite bond and quarterly pest control
- Flood Insurance/Wind & Hail/Hazard
- Garbage Pick-up

### **B. Cottages (Interiors) - Owner's Responsibility**

- Interior Walls, Ceilings, Floors
- Sub-Flooring to Top of Foundation Piers
- Deck
- Porch
- Service Area
- Benches
- Stairs and Railings
- Doors, including Frames and Handles
- Windows, including Panes, Frames, Casings and Screens
- Flues and Vents through the Roof
- All Appliances and Fixtures
- Water Pipes out to the Water Meter from the Cottage
- Sewer Pipes out to Five Feet from the Cottage

**NOTE:** The MASTER DEED contains additional details and should be consulted when questions arise.