

Information Document

Responsibilities of Condo Unit Ownership
And The Condo Owner Association Fee

12/1/2010

Residences at Sabal Point

RESPONSIBILITIES

Unit owners have the responsibility to:

1. Pay their share of the common expenses as defined in the statute and the condominium documents. Sections 718.103(9), 718.115(2), and 718.116, F.S.
2. Use the common elements in a manner that will not hinder or infringe on the rights of the other unit owners. Section 718.106(3), F.S.
3. Provide the association access to their units during reasonable hours to maintain, repair or replace any common elements; to prevent damage to the common elements or other units; or to maintain the unit as required by the declaration of condominium. Section 718.111(5), F.S.
4. Not make any alterations to their units that would adversely affect the safety or soundness of the common elements. Section 718.113(3), F.S.
5. Comply with the provisions of Chapter 718, F.S., the applicable administrative rules, the declaration of condominium, the articles of incorporation, the bylaws, and the rules of the association. Sections 718.303(1), and (3), F.S.
6. Attend and participate in unit owner meetings;
7. Attend board and committee meetings;
8. Vote on issues presented for a unit owner vote and elections;
9. Bring any concerns or problems to the board of directors' attention;
10. Serve on the board of directors as needed; and
11. Be familiar with the provisions of the condominium documents.
12. In October at Day Light Savings Time:
 - Check and replace (2) Smoke Detector back up Batteries.
 - Check and recharge or replace Fire Extinguisher.
 - After ten (10) years replace (2) Smoke Detectors (2016).

SPLIT OF RESPONSIBILITIES BETWEEN THE COA & THE CONDO UNIT OWNER

FL Law states that a "Unit" means a part of the condominium property which is subject to exclusive ownership.

The Upper Boundary of a condominium unit is the horizontal plane of the undecorated finished ceiling. The Lower Boundary is the horizontal plane of the undecorated finished floor. The Perimetrical Boundaries of the Unit are the vertical planes of the undecorated finished interior of the walls bounding the Unit extending to intersections with each other and with the upper and lower

boundaries. A Unit shall be deemed to include the interior walls and partitions which are contained in a Unit. Exterior windows, frames and screens shall be included within the Unit and shall not be deemed to be a common element. Caulking around doors and windows is deemed part of exterior maintenance and therefore the responsibility of COA Common Property.

A Condominium Unit is further defined as the Air space primarily but also includes wall, ceiling, and floor coverings or finishes, cabinets and appliances, joint undivided ownership of a percentage of the common elements and a required membership in the Home Owners Association (COA).

Each Unit shall not be deemed to include the undecorated and/or unfinished surfaces of the perimeter walls, floors and ceilings surrounding the Unit, nor shall a Unit be deemed to include pipes, wires, conduits or other public utility lines running through the Unit which are utilized for or serve more than one Unit, which items are by these presents hereby made a part of the common elements.

Electrical Wiring – All outside power feeds are the responsibility of Progress Energy.

- External wiring and fixtures & light bulbs are the responsibility of COA Common Property.
- From the individual Condo meter and throughout the condo is the responsibility of the condo owner.
- Wiring to the external HVAC unit is the responsibility of the condo owner.

Cable Wiring - All outside feeds are the responsibility of CenturyLink and or Brighthouse.

- All telephone, TV, and ISP cable inside the condo is the responsibility of the condo owner.

HVAC Units and duct work –

- External HVAC (*Heating, Ventilation and Air Conditioning*) units, internal air distribution units, filters, and duct work, are the responsibility of the condo owner.

Plumbing – External Sanitary Piping and Domestic Water Piping are the responsibility of COA Common Property.

- Internal Sanitary Piping, Domestic Water Piping, Fixtures, and Water Heater are the responsibility of the condo owner.

Pest Control – Pest control both external and inside the condo units is the responsibility of COA Common Property.

What your Monthly COA Fees buys you:

Residences at Sabal Point - Due 1st of mo - late after 5th of mo

Facility Management –

- Day to day operation & Maintenance
- Contracts negotiation

Provision Of –

- | | |
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| <ul style="list-style-type: none"> • Water • Sewer • Trash Collection | <ul style="list-style-type: none"> • Pest Control • Insurance on all structures • Hurricane Insurance |
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Maintenance and Replacement for –

- | | |
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| <ul style="list-style-type: none"> • Club House, Furniture & offices, HVAC • Pool & Spa • Fitness Center • Tennis court • Playground • Car Wash Center • Trash Compactor • Parking | <ul style="list-style-type: none"> • Roofs • Siding, External Paint • External Plumbing • External Lighting • Grounds, Landscaping & Trees • Ponds & Fountains • Roads & Sidewalks • Storm Water Disposal |
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What COA Fees Buys Us

A short survey of other condominiums, in the area, shows fees of \$300 or greater regardless of size. These same communities do not provide as many services as we get. The costs listed below are estimates of the costs for these services if you were in a house instead of a condominium. You would need to spend plus put aside for major expenses a total of \$500 - \$593 each month.

Basic Upkeep	Mo Cost	To Accrue Reserves	Mo Acc
Garbage	\$15	To Repaint Exterior 7 – 10 years	\$14 - \$20
Water & Sewer	\$37-\$47	To Replace Roof 15 – 20 years	\$42 - \$56
Pest Control incl. Termite	\$30	To Resurface Pool 7 – 10 years	\$67 - \$95
Structure & Hurricane Ins.	\$75		
Landscaping	\$90 - \$125		
Pool (Chem., Filter, Pump)	\$90		
Fitness Center	\$40		
Total	\$377 - \$422	Total	\$123 - \$171