

Myrtle Trace Condominium Association
Update on Lanai Maintenance Responsibility

The Association Board has recently committed to several additional responsibilities in terms of unit maintenance and we are Budgeting to provide the additional funds necessary to honor that commitment in 2009. At the same time, the Board is obligated to manage the use of funds for maintenance to issues that are the Association's legal obligation. This "White Paper" is intended to define historic "grey areas" in terms of maintenance responsibility.

Ashton model: The Lanai is specified on the building drawings as having optional screening. The unit owner is responsible for the maintenance of either a screened lanai or glass enclosed lanai, since both are considered to be alterations.

Brighton model: The Lanai is specified on the building drawings as having optional screening. The unit owner is responsible for the maintenance of either a screened lanai or glass enclosed lanai, since both are considered to be alterations. This also includes the patio if altered to include a metal roof or overhead screening and enclosed in glass or screening.

Chelsea model: The Lanai is specified on the building drawings as having optional screening. The unit owner is responsible for the maintenance of either a screened lanai or glass enclosed lanai, since both are considered to be alterations. This also includes the patio if altered to include a screen or metal roof and enclosed in glass or screening. Also, any wall screening in the entryway including a screened door is the responsibility of the unit owner.

Dover model: The Lanai is specified on the building drawings as having optional screening. The unit owner is responsible for the maintenance of either a screened lanai or glass enclosed lanai, since both are considered to be alterations. This also includes the patio if altered to include a screen or metal roof and enclosed in glass or screening. Also, any wall screening in the entryway including a screened door is the responsibility of the unit owner.

Brighton II model: The Lanai is specified on the building drawings as having screening. The unit owner is responsible for the maintenance of a glass enclosed lanai including any sliding screen doors since this configuration is considered to be an alteration. Also, the screen or glass enclosed passage connecting the garage and the Bedroom 3 hallway are the responsibility of the unit owner.

Chelsea II model: The Lanai is specified on the building drawings as having screening. The unit owner is responsible for the maintenance of a glass enclosed lanai including any sliding screen doors since this configuration is considered to be an alteration. Also, any wall screening in the entryway including a screened door is the responsibility of the unit owner.

Dover II model: The Lanai is specified on the building drawings as having screening. The unit owner is responsible for the maintenance of a glass enclosed lanai including any sliding screen doors since this configuration is considered to be an alteration. Also, any wall screening in the entryway including a screened door is the responsibility of the unit owner.

In addition, all models are subject to the following terms:

"In areas that were originally exterior walls that were part of a patio, lanai, entryway, courtyard or passageway that have been enclosed but are not part of a deed revision must remain the approved exterior paint color. Exterior walls within enclosures may be painted when the home is painted, but at the owners expense." "Also, the security doors (except sliding glass doors) and its locks/keys shall remain the property of the Association."

Prepared: 8/12/08, Revised 8/14/08, Revised 8/19/08, Revised 10/14/08 Robert D. Banz, President