

COUNTRYSIDE KEY RESOLUTION LEAK DETECTION PROCEDURE

Many Owners have a misconception regarding maintenance responsibilities to their unit. This is most likely due to the fact the units are connected. Countryside Key is a Homeowners' Association not a Condominium Association. In a Homeowners' Association, the Owner is responsible for the vast majority of maintenance in and around their unit, not the Association.

Due to the age of the units, an increase in repairs or replacement is becoming more and more necessary. Therefore, it must be made clear what the Owner is responsible for and what the Association is responsible for.

OWNERS RESPONSIBILITIES

At Countryside Key, the Owner owns 3 feet out in front of their unit and 5 feet out the back. The Owner is responsible for replacement of everything that is "unit specific", i.e., replacement of doors, door frames, windows, windowsills, window and door screens, doorbells, lights, water pipes, shutoff valves and all interior furnishings. The Owner is also responsible for any structural repairs necessary to the foundation, framing, rotted wood, extensive stucco repairs, meshing, rafters, and soffits. Most Owners are not aware of this; however, it is found in the governing documents.

ASSOCIATION RESPONSIBILITIES

The Association is responsible for maintenance of the amenities (pool, tennis courts, carwash, and RV/boat parking area), sidewalks, walkways, streets, main water pipes and valves, removal and replacement of common area landscaping around the community. Building maintenance includes minor stucco cracking, roofs (roof sheeting and shingles), gutters, downspouts, and skylights. The original design of the units did not include gutters or downspouts; therefore, the Association is not responsible for installing them. If you live in a unit that has gutters, they were installed at the cost of the prior Owner.

WATER INTRUSION CAUSATION

Over the years, the Association has expended a great deal of time, effort and money investigating claims of leaky roofs, only to find the damage is due to a unit's need for gutters or the original worn windows and their casings are failing.

Roofs were replaced back in 2011-2012. During the pt year after installation, it was important for the HOA to track any leaks since the roofs were new. During the first few years, there was no water intrusion due to "roof leaks". Since that time, there has been a drastic increase in reports of water intrusion. The procedure was to call the roofer to inspect the "roof leak". Upon inspection it was determined it was not a roof leak. The roofer could not pinpoint the cause of entry, they only ruled out the roof. The Association would then call a leak detection company to come out to determine the cause. The roofer started charging the Association for each inspection when it was deemed NOT a roof leak. We started to see a pattern in the reports from the leak detection company as to where the water was coming in. The soffits.

The soffits installed on the buildings are 4-5 inches wide. They are too narrow to carry rushing rainwater away from the buildings. Instead, rainwater is going up under the eaves and down

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inside the buildings. Over time, the inside of the building is rotting and causing stucco cracks and/or rainwater intrusion into a unit causing interior damage. This damage is not the responsibility of the Association. Gutters will alleviate the water intrusion from the eaves. Gutter installation is the responsibility of the Owner since they were not part of the original construction.

Windows are another area for water intrusion and give the appearance of a roof leak. Over the years, the drainage holes along the bottom of the window are clogged. Rainwater is resting on the bottom track and soaking into the corners. Windows are the responsibility of the Owner.

WATER INTRUSION PROCEDURE

It is in the best interest of the Association to adopt a procedure for handling water intrusion matters.

If a unit has water intrusion, the Owner is responsible for contacting No 1 Home Roofing at 727-781-7663 or a remediation company, Rick Anderson from Dry Solutions, at 727-858-8033 to pinpoint the cause. If it is determined it is from the roof, the roofer will repair the roof and bill the Association. If it is not a roof leak, the Owner is responsible for all repairs.