

HOT TOPICS

WATER CONSERVATION

The Cove at Briar Bay Association is facing a critical situation.

The water bill for March 2009 was in excess of \$22,000.00

With the high level of nonpayment of Association Maintenance Dues and Foreclosures; income has dropped dramatically; making Property Maintenance VERY difficult.

The Association URGENTLY needs to reduce costs.

We ask ALL Homeowners to assist in our efforts to CONSERVE WATER – this is one of the highest costs to the Association.

PLEASE do not wash your car more than is ABSOLUTELY necessary and PLEASE DO NOT LEAVE WATER RUNNING.

FOR MORE INFORMATION ON HOW TO CONSERVE WATER PLEASE VISIT:

www.sfwmd.gov/conserve

SATELLITE DISHES

Satellite Dishes are NOT Permitted to be mounted on the outside of a building or situated on any Association Common Property

Please refer to your Condo Documents

Page 24 Section 5 – Antennae and Satellite Dishes

The only antennae and satellite dishes permitted shall be those that are protected by Federal Law. In no event shall any restrictions imposed in this Section 12A.C.5 impair a viewers ability to receive an acceptable signal or impose any unreasonable delay or expense, as recognized by the administrative rules adopted from time to time by the Federal Communications Commission (“FCC”) and any applicable cases or administrative ruling as exist from time to time. Until Federal Law or the applicable FCC Cases and rulings change. Which changes are automatically incorporated into this Declaration without the need to amend in the future, a satellite dish or antenna installation must be situated entirely within the boundaries of the unit. Notwithstanding any provision contained in this Declaration to the contrary, the approval of the Board of Directors of the Association will not be required for installations referred to under this Section 12.4.C.5 – NO OTHER SATELLITE DISHES OR ANTENNAE ARE PERMITTED.

Homeowners who install Satellite Dishes on the outside of buildings or place Satellite Dishes outside of the unit in the Landscaping will be fined.

WALKWAY CLEANING

The Association will maintain those sections of walkways and stairs as required by the Governing Documents

Limited Common Elements as described below are the responsibility of the Homeowner.

Per: Condo Documentation:

Page 14 Section 9 LIMITED COMMON ELEMENTS

These 2 sections deal with maintenance of the Cove Building staircases:

9.1 Description of Limited Common Elements - following common elements are hereby designated as limited common elements:

A. Parking Spaces.

B. Rear Yards.

C. Windows.

D. Heating and Air Conditioning Units.

E Other: Any part of the common elements connected to or exclusively serving a single unit, in which it is specifically required in Section 12 of the Declaration to be maintained, repaired, or replaced at the expense of the Owner, shall be deemed a limited common element appurtenant to that Unit, whether specifically described in Section 9.1 or not.

Section 12: Maintenance, Repair and Replacement:

12.1 Association Maintenance. the following Condominium Property shall be maintained by the Association...:

A. Common Elements and Association Property

B. Limited Common Elements: Only the limited common elements referred to in Sections 9.1.A and B above

12.2 Owner Maintenance. Each Owner is responsible, at his own expense, for the maintenance, repair, and replacement of the following Condominium Property:

B. Limited Common Elements. All portions of the limited common elements which are not the responsibility of the Association under this Declaration

Based on the Cove's Governing Documents, only the lower sections of the middle building staircases are the responsibility of the Association, since they serve 2 units. From above the middle landing upward for the two middle staircases and the entire end unit staircases is the maintenance responsibility of the unit owner