

Golfmaster Maintenance Responsibilities

Buildings 100-500, 1800-1900

Regime Maintenance Responsibilities

The Regime fee paid by the owners of the individual units each month includes certain maintenance items. These include the following:

- All common areas: pool, pool house, roadways, grounds, common lighting, mailboxes, and tennis courts.
- Household garbage removal.
- Regular exterminating service.
- Landscaping maintenance.
- Water and sewer service.
- Building exterior: siding, roofs, foundations, including stairwell support footings.
- Flashing and seals around roof and wall penetrations.

Owner Maintenance Responsibilities

The Golfmaster Master Deed Article II, section 2.4 outlines the following items, which are the responsibility of the owner:

- Doors, windows, skylights, including door and window frames.
- Floors and subfloors, carpeting, floor covering, interior walls, and ceilings.
- Framing, floor joists, trusses, beams, and insulation.
- Moisture barriers.
- Vents, flues, and ducts which exclusively serve the villa.
- Appliances.
- Wire and conduit which exclusively serve the villa.
- Lamps attached to the exterior of the units.
- Heating and air conditioning units.
- Hot water heaters, toilets, lavatories, and bath tubs.
- Water supply plumbing from the meter, sewer pipes to 5 feet beyond the villa, and the underground drainage system beneath the villa.
- Pressure treated wood decks and railings.
- Concrete court and service yards including gates and garbage enclosures .

Villa owners should note that the regime is required (By-law Article IV section 3b) to maintain surveillance of the entire condominium property, notify property owners when maintenance issues are affecting their property, and, where necessary, to correct any condition at the expense of the villa owner (By-law Article VII section 14).

Revised 6/25/2012

Golfmaster Maintenance Responsibilities

1300 Building

Regime Maintenance Responsibilities

The Regime fee paid by the owners of the individual units each month includes certain maintenance items. These include the following:

- All common areas: pool, pool house, roadways, grounds, common lighting, mailboxes, and tennis courts.
- Household garbage removal.
- Regular exterminating service.
- Landscaping maintenance.
- Water and sewer service including lines up to the appliance connection.
- Wire and conduit up to the appliance connection.
- Building foundation and structure.
- Exterior siding and roofs.
- Interior sub-floors and dry wall on ceilings, perimeter walls, and load bearing walls.
- Flashing and seals around roof and wall penetrations.
- Balconies and patios including railings.

Owner Maintenance Responsibilities

The Golfmaster Master Deed Phase IX Exhibit "D" outlines the following items, which are the responsibility of the owner:

- Interior dividing walls and partitions (except load bearing).
- Decorated interior surfaces of perimeter walls, floors, and ceilings.
- Doors, windows, skylights, including door and window frames.
- Vents, flues, and ducts which exclusively serve the villa.
- Appliances.
- Lamps attached to the exterior of the units.
- Heating and air conditioning units.
- Hot water heaters, toilets, lavatories, and bath tubs.

Villa owners should note that the regime is required (By-law Article IV section 3b) to maintain surveillance of the entire condominium property, notify property owners when maintenance issues are affecting their property, and, where necessary, to correct any condition at the expense of the villa owner (By-law Article VII section 14).