

Condo Living - Sweetwater

Issue #2 November 2017

What is Individually owned and maintained and what is owned and maintained by the Association?

- **Inside** – Homeowners own the inside of their condo home, including the interior of their storage closet. What this means is undecorated surface in, the only exception is that homeowners are responsible for all the plumbing and electrical behind the walls and throughout the building that pertain to their unit (more information below). All of the lighting fixtures, appliances, cabinets, flooring, belongings, etc. are homeowner responsibilities. The Association is **NOT** responsible for your belongings, which includes, but is not limited to, damages from natural disasters, water leaks, fires, theft or for any other reason. This is why all homeowners are strongly encouraged to get an **H06 policy** to cover their units from liabilities, damages, and their belongings.
- **Outside** – Most of the outside of the building is the responsibility of the Condo Association. Therefore, you are not permitted to attach anything to the outside of the building or place anything outside the building without prior approval from the Board of Directors.
- **Flower Beds** – The areas outside your unit are Association property and are **not** individually owned by homeowners. This is why there are rules set into place as to what can be placed and/or planted in these areas. Once a tree, bush, or flowers are planted by a homeowner, they become solely that unit's responsibility to maintain, repair, replace and also remove. If a unit owner moves and does not take out the bushes/plants that they planted (although this is what should happen), the plantings becomes the new unit owners responsibility. All items planted must be in compliance with the Rules & Regulations. If not, they will need to be removed.
- **Breezeways/Stairwells/Courtyards** – This is common area owned by the Association. This area is for all homeowners and guests to use as long as it is within the Rules & Regulations of Sweetwater. This area is for pedestrian traffic, **not a living area**, and cannot be blocked.
- **Porch Area** – is a mixed common element, which means that part of the porch is the owner's responsibility. The only portion of the porch area that is the Association's responsibility is the main structure and the screening.
 - **Railings/ Spindles**- Are the homeowner's responsibility to repair/ replace and maintain.
 - **Light/Fan** - The light and the fan in the porch area are the owner's responsibility. This must be done in a neutral color and similar to what is already in place and consistent to all others in the complex.
 - **Window Treatments** - Any window or screen coverings must be kept white, clean and in good condition.
 - **Flooring** - Flooring of the porch area is the responsibility of the homeowner. If you live on the second floor proper installation of water barrier must be used to protect the structure. The homeowner will be held responsible for any repairs if the water barrier is not used, not used properly or in any way has created damage or their flooring has created damage.
 - **Porch Door** - For any units on the bottom floor this door is the responsibility of the Association, as long as it is not a door that has been replaced with something that was not original.

Condo Living - Sweetwater

Issue #2 November 2017

What is Individually owned and maintained and what is owned and maintained by the Association?

- **Doors** –
 - **Storm Doors**- Any storm door on the front of a unit is the homeowner's responsibility. If an owner wants a new storm door they must submit a modification form for approval.
 - **Front Door** - The Association is responsible for the repair and replacement of the front door - **unless there is damage created by abuse to the door, the breaking down of the door for emergency purposes or theft.** The homeowner is responsible for the hardware and the seals of the door.
 - **Slider Door** – The Association is responsible for the replacement and repair of this door, **again unless abuse has been found.** Homeowners are responsible for maintaining this door; this includes keeping the tracks clean and using some WD-40 to keep the rollers lubricated.
- **Windows** – are the responsibility of the Association, but homeowners are responsible for the regular maintenance of each window. This includes cleaning of the tracks and also the caulking the inside of the window where the dry wall meets the window edge.
- **Plumbing & Electrical** - All electrical & plumbing, in and out side of the unit is the responsibility of the homeowner.
 - **Plumbing** - Homeowners are responsible for the plumbing all the way to the main water line that is maintained by Grand Strand Water & Sewer. The homeowner is responsible for the repair/ maintenance and replacement of the water shut off valve **whether it is in the unit or in the water valves box outside.** The Association is not responsible for any piping that is related to your condo.
 - **Electrical** – The Homeowner is responsible for the electrical all the way to the main electrical line that is maintained by Santee Cooper. The homeowner is responsible for the repair/ maintenance and replacement of the electrical box inside the unit and the electrical panel outside of the the unit. The Association is not responsible for any of the electrical issues related to your condo.

Why is it so important for homeowners to understand what is their responsibilities?

It is important because as a community the Association dues pay for all the shared costs, such as the maintenance to the grounds, the buildings themselves, the parking lots, roads, utilities and more.

Association dues are not used to pay for things that are homeowner individual responsibilities. All homeowners need to be sure to maintain their own condo as their responsibility should not be a shared cost to the community.

This is a summary of Sweetwater at Indian Wells Homeowners Association Master Documents and this is not a replacement. Please feel free to refer to your Master Documents for any additional explanations.