

List of Homeowners/Association Responsibilities

HOMEOWNERS –

- Responsible for entrance walkways including concrete, side foliage and pressure washing. (the only sidewalk is along Countryside Blvd which is maintained by the City of Clearwater)
- Responsible for driveways including cracked concrete and pressure washing
- Responsible for foliage and trees planted by yourself or former owners
- Responsible for everything interior.
- Responsible for all pest, termite, ant, roach and rodent control including sealing any entrance into your unit
- Responsible for all outside gutters
- Responsible for soffits if damaged by storms, rodents, birds or any other cause not associated with contractor issues during roof replacement/exterior painting
- Responsible for windows both inside and out
- Responsible for notifying Association for any outside improvements/modifications for Board approval
- Responsible for overhead rollup Garage doors including repair and replacement
- Responsible for mechanical function of doors and door replacement
- Responsible for lanai doors entrance to home, both sliding doors and French doors
- Responsible for all lanai screening and overhead lanai roof
- Responsible to represent your real estate upon sale accurately as a townhome and to represent the pool recreational facility, not as an asset portion of your property. WLTH does not have usage of the condo owned pool as WLTH usage agreement was legally terminated
- Responsible for removal of all debris, trash and/or miscellaneous materials from your property, including old unused lumber, old unused furniture, old unused screens, old unused pots/planters. Except for designated mowing of grass, edging and weed-whacking all cleanup/removal of down tree limbs, vegetation, etc. is the responsibility of the homeowner to maintain self-owned property
- Responsible for having single family home insurance
- Responsible for only parking in individual garages, driveways and designated parking spaces located around the circle and south end. There are also two overflow parking spaces in the circle area that is a grassy area half way on both sides.
- Responsible for owners, family and visitors to adhere to the “NO PARKING” stenciling painted alongside of roadway
- Responsible to report/address/discuss any issues with any or all of board members. Responsible to not directly interact with contractors’ crews as they are to perform work per the written contract and as directed by the on-site property manager (BOD)

WLTH ASSOCIATION –

- Responsible for roofing replacement and maintenance along with repairs of roof leaks, fascia, chimney chase exterior, chimney caps, and soffits, only if soffit damaged by roofing/painting contractors
- Responsible for exterior painting
- Responsible for maintenance of all common areas, including center circle, south east entrance area and south west entrance area
- Responsible for paving of main roadway
- Responsible for lawn maintenance, trimming of tall palm trees, oak trees (on Countryside Blvd), trimming (detailing) hedge bushes, and entrance bushes planted by the Builder/Association
- Responsible for lawn pesticide and weed control
- Responsible for maintenance and repair of sprinkler system
- Responsible for maintaining chemical control of lake shore
- Responsible for site beautification
- Responsible for monitoring and controlling of prohibited permanent and overnight parking of Commercial vehicles

OTHER ZONES OF RESPONSIBILITY –

- Streetscape and sidewalk on Countryside Blvd is the domain of the City of Clearwater
- On site Pole Lighting is the property of Duke Energy. Any burned out lights should be brought to the attention of any Board member and we will contact Duke Energy for repair