

### Circuit Florida Condominium – Maintenance and Repair Responsibility

The Circuit Florida Condo Association shall pay for and manage ongoing property maintenance and repairs (including reserves) to include, but not be limited to, the following items.

- Spectrum’s Internet Ultra (500 Mbps) and streaming TV service
- Gated front entrance
- Solid waste collection
- General liability insurance for the condo parcel’s common areas
- Property insurance for the condominium buildings
- Termite bond and annual treatment
- Landscaping & irrigation maintenance and repair
- Sanitary lift station maintenance and repair
- Road repair and maintenance
- Storm drainage maintenance and repair
- Retaining walls, gates, fencing, and railings maintenance and repair within the condo parcel’s common areas
- Shared underground utilities maintenance and repair (electric, water, sewer, force main, telecom)
- Condo building maintenance and repair including annual pressure washing and gutter cleaning
- Roof maintenance and repair
- Building structural repairs to exterior or shared walls, roof trusses, roof deck or foundation
- Electrical costs for all common area elements such as light poles, landscape lighting, entrance gate(s), irrigation pump, and lift station pump
- Property management fees including office staff salaries, bookkeeping, professional fees, governmental fees, equipment leasing, and other miscellaneous support expenses
- Accrual of reserves for certain infrequent costs such as building painting, roof replacement, etc.
- Manned overnight security is not currently provided, but planned

#### Exclusions & Qualifications:

1. Add-ons to Spectrum’s telecom services available at extra cost to condo owner.
2. Property tax excluded.
3. Each condo owner to maintain and repair its exterior glass windows, garage doors, exterior doors, front driveway, any dedicated outside equipment such as HVAC unit(s), rear patio or deck (as applicable), or side entrance walkway (as applicable).
4. Each condo owner responsible for GL or personal property insurance within its respective condo.
5. Each condo owner shall be responsible for all repairs within its respective unit excepting those repairs listed above as the condo association’s responsibility.
6. Each condo owner shall be responsible for any structural or other repairs if such repair is caused as a result of the condo owner’s misuse, neglect or negligence, and this condo owner responsibility shall remain regardless whether the repair is included within the list of condo association responsibilities above.