



A Community Presence

Dear Beerline River Homes Owner,

RE: Maintenance and Repair Responsibility

As more fully described in the Declaration and Bylaws, the various portions of the property are designated as either Unit, Common Elements, or Limited Common Elements. With few exceptions, individual Unit Owners are responsible for the maintenance and repair of their respective Units and the Association is responsible for the maintenance and repair of the Common Elements.

We urge each Unit Owner to review his/her personal copy of the Declaration and Bylaws but for quick review, we offer the following general summary of responsibility.

Unit Owner Responsibility

- Unit interiors including electrical, plumbing and heating/cooling systems, walls, ceilings, floors, carpeting, floor coverings, cabinets, fixtures, and appliances.
 - All windows including broken glass, screens and screening.
 - All doors including garage, patio, and balcony doors.
 - Electrical outlets and light fixtures (interior and exterior)
 - Individual pest control.
 - Individual gas, electric, phone, water/sewer, and cable TV service.
- Note: For uniformity the Association may specify the type, style and quality of the external fixtures, such as doors, light fixtures, etc.

Association Responsibility

- Grounds e.g. lawns (not to include watering), landscape, snow removal
- Concrete drives, sidewalks, river walk, and rowing club grounds maintenance when completed
- Building siding, trim, gutters, roofs, and foundations.
- Common utility lines

Note the following:

1. All exterior additions, alterations, replacements or improvements require prior approval by the Board of Directors.
2. Call Todd at Hunt Management for Association concerns (262) 238-1480

Board of Directors
Beerline River Homes Association, Inc.