

RULES & REGULATIONS FOR CONDOMINIUM OWNERS

June 2020

In multi dwelling buildings such as the Lexington Club Villas Condominiums, any water leak that affects one unit may affect another. Given the risk of costly water damage related incidents and based on the new Amended and Restated Declaration ("Declaration") that was approved (see e.g. pp. D14-17: 7.5, 7.6 and 7.7), the Board is granted the specific authority to adopt the following rules:

1. All unit owners are REQUIRED to leave a set of keys with the Management Office in order to gain entrance in the event of an emergency. Failure to do so may result in a situation where the door may be broken in order to gain access. In such a case, the cost for any resulting damages will be the sole responsibility of the unit owner.
2. Unit owners MUST ensure that the Management Office has all current and updated contact information such as alternate addresses, email address and phone numbers on file.
3. When a Unit Owner is absent from his Unit, it is incumbent on the Owner to routinely and periodically examine and inspect the Unit to ensure the absence of leaks and conditions that would otherwise lead to damage to the building and its occupants. Each Unit Owner is responsible to arrange for periodic inspections of the Owner's Unit whenever the Unit is vacant for a period of at least fourteen (14) consecutive days.
4. It is SUGGESTED that seasonal/partial year owners obtain house sitters at their own expense and ensure that such persons follow the Declarations as well as rules set forth in this document.
5. It is RECOMMENDED that house sitters employed by the unit owner be licensed, trained and insured. This person(s) - whether licensed, trained & insured or not - MUST inspect all High Risk Components in dwellings no less than once a week for signs of water intrusion in addition to checking for any cracked windows, broken screens etc. and immediately report any suspected need that falls under the Association's responsibility to the unit owner and the Management Office
6. For non-programmable thermostats, the AC in units shall be set at no higher than 77 degrees F. For programmable thermostats, FPL recommends that the AC run at 72 degrees for two (2) hours each morning before sunrise and at 88 degrees the rest of the time.
7. In the case where an owner rents out the Unit – either seasonal or yearly – it is incumbent upon the owner to ensure that the renter(s) check all High Risk Components and report leaks immediately to the owner and Management.

8. Fulltime resident unit owners are likewise responsible for the regular maintenance and upkeep of their units and all High Risk Components as described in the docs.
9. The unit owner whether full time, seasonal, part time or landlord will be held accountable for their unit and held liable for not abiding by the rules hereby set in this document, as well as the Association's Declaration of Condominium.
10. If repair work is not properly performed by the Owner, the Association may perform said work and shall assess the Owner: provided, however, except when entry is required due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry pursuant to Section 18.1 of the Declaration.
11. High Risk Components are:
 - a. Hot water heaters
 - b. Air Conditioning
 - c. Circuit breakers (inside the Unit)
 - d. Washing machines
 - e. Refrigerators
 - f. Dish washers
 - g. Toilets

The Lexington Club Villas Condominium

ABSENT OWNERS CHECKLIST

1. Set of keys must be left with Management Office.
2. All current and updated contact information (alternative address, email address & phone numbers) are on file with the Management Office.
3. House sitters and renters must inspect all High Risk Components in dwellings every week. They must also check for any water leaks, cracked windows, broken screens etc. in the unit and immediately report any suspected that falls under the Association's responsibility to the unit owner and the Management Office.
4. The AC thermostat must be set at no higher than 77 degrees F. For programmable thermostats FPL recommends that the AC run at 72 degrees F for two (2) hours each morning before sunrise and at 88 degrees F the rest of the time.
5. Turn off inside water valve to unit.