

**GOLF VILLAS 1 RULES for MAINTENANCE of COMMON ELEMENTS
and LIMITED COMMON ELEMENTS** (Draft December 14, 2022)

1. Each owner is responsible for the maintenance, repair and general condition of all alterations, additions or material changes made to the original Common Elements and Limited Common Elements adjacent to their unit or in the courtyard of their unit as defined by the gate and fence in front of their unit. This rule includes decks and patios in the Common or Limited Common Elements.
2. From time to time the Board of Directors after a visible inspection can deem conditions of the above mentioned alterations or additions, including decks and patios that need repair, maintenance or removal to maintain the overall general appearance of the Common and Limited Common Elements of Golf Villas 1 Association. The Condominium Association Manager will communicate to the respective owner(s) the required changes or improvements required to be made.
3. In the event the required improvements, maintenance or changes are not made per the request of the Association, the Association can have these required improvements, maintenance or changes made at the owner's expense. These expenses would be added to respective owner's annual Association assessment fee.