

REPAIR AND MAINTENANCE

There has been some confusion regarding what is the individual owner's responsibility and that of the Condominium Association for repairs and maintenance. With a few exceptions, an excellent rule of the thumb is: if it is for the common good, it is the Association's responsibility; and, if it concerns only an individual unit, it is the unit owner's responsibility. At previous annual meetings and with the approval of the membership certain definite divisions of responsibility have been outlined.

WATER AND PLUMBING REPAIRS: The yard sprinkler system and the main water supply to each unit up to and including the cut off valve in front of each unit is the Association responsibility. From the cut off valve into and including all pipes and appliances is the responsibility of the unit owner. The owner would be responsible for any water damages done to adjoining units caused by pipes leaking, toilets overflowing, etc. in the owner's unit and/or adjoining units. There is no common usage involved.

SEWER: Each unit has access to the feeder sewer line at the back of each unit. The feeder line connects to the main line at the back of the condominiums. If a block occurs, before the line from the unit reaches the feeder line, it is the owner's responsibility. If it occurs in the feeder line, i.e. after leaving the unit's outlet, it is a condominium problem. As examples, if a blockage occurs in a toilet, wash basin or tub, it is the owner's problem. However, if it happens in the feeder line to the main line such as tree roots causing the blockage, it is an Association problem. Again, each unit has an opening in the back to check both the feeder line and the unit's line.

FENCING, PAINTING, ROOFING, ETC.: The perimeter fence, the roof of the buildings and the strip just under the overhang of the roof are Association responsibilities. The fence immediately in back of each unit, the metal roof to the garage (car port) and all non-masonry surfaces of the unit with the exception given above are the responsibility of the owner. Prior to painting, the owner is requested to present the color to be used to the Association for approval.

In general, each owner has assumed the responsibility for maintaining his unit from the front wall to the back fence with only a few exceptions such as the water cut off valve being located inside the patio fence in a few of the units and the strip just under the eaves.

Since there have been several incidents of improper trash disposal, the guidelines established by the City of Bryan are given for your information. Please insure that these guidelines are followed. Those owners who have rented or leased their units should pass this information on to your tenant.

PROPER DISPOSAL OF HOUSEHOLD GARBAGE, BRUSH AND BULKY ITEMS

ROUTINE PICKUP: The regular twice a week pickup collects only items **within the container**. Any items outside the container will be left. The routine pickup is automated to handle only container trash. **DO NOT LEAVE ANY TRASH OR HOUSEHOLD GARBAGE OUTSIDE THE CONTAINER.**

BRUSH: 1. There is a regular pickup schedule - call 821-5000 to find out your scheduled pickup time. 2. Cut and stack all brush at curbside with the ends facing the street. 3. Brush must be in place by 6 AM on the Monday of the week pickup is scheduled. 4. Brush must be placed away from any fixed objects. 5. **DO NOT PLACE IN THE CONTAINER AREA!!**

BULKY ITEMS: 1. There is free pickup once a month. Call 821-5000 for the schedule. 2. Items which will not be picked up include, but not limited to, hazardous material, liquids, tires, dirt, large quantities of building materials. 3. Items which contain Freon must be drained and certified Freon free. Doors must be removed from refrigerators and stoves. 4. Box or bag small items and stack neatly at curbside. 5. Do not place near any fixed objects. 6. **DO NOT PLACE IN THE CONTAINER AREA!!**

You may find these guidelines posted from time to time on the Bryan Channel on Cox Cable (Ch. 20).