Village of Troon at Kildaire
Homeowner (HO) vs Association (HOA) Responsibilities
As to Maintenance, Repair, Replacement & Insurance

1.1 Limited Common Elements:

1.1.1 Per Declaration 1.11:
Those portions of the Common Elements allocated for the exclusive use of one Unit but fewer than all including, but not limited, to any patio, driveway, sidewalk appurtenant to Unit, attic storage area, heating & air conditioning equipment area, wiring and plumbing.

1.1.2 Per NC Condominium Act 47C-2-102(4):
Any shutters, doorsteps, stoops, decks, patios, exterior doors, windows, porches, or other exterior fixtures designed to serve a single Unit.

1.2 Unit Boundaries:

1.2.1 Per NC Condominium Act 47C-2-102(1): Does not apply since it is in conflict with the Declaration and gives the Declaration control.

1.2.2 Per Declaration 1.20:
Unit boundaries, both vertical and horizontal, are the undecorated surfaces of the perimeter walls, exterior doors and exterior windows facing the interior of the Unit, the undecorated surfaces of the ceiling facing the interior of the Unit, and the topmost surfaces of the sub-flooring. Also includes exterior heating & air conditioning equipment.

1.3 Homeowner vs HOA Responsibility:

1.3.1 Per Declaration 7.2 & 7.3:
The Homeowner is responsible for the expense of cleaning, maintenance, repair and replacement of his Unit and the Limited Common Elements serving his Unit appurtenant thereto. Any Common Expenses associated with the maintenance, repair and replacement of a Limited Common Element shall be assessed against the Unit or Units served by that Limited Common Element.

1.3.2 Per NC Condominium Act 47C-2-111(2) and ByLaws 6.16:
No Homeowner shall make any addition, alteration or improvement which affects the exterior portion or outward appearance of his Unit without prior written consent of the HOA.

1.3.3 Per NC Condominium Act 47C-3-102(6): The HOA regulates the use, maintenance, repair, replacement, and modification of all Common and Limited Common Elements.

1.4 Listing of Major Elements which may be in question as to responsibility for expense of maintenance, repair, replacement and insurance. See following Table:

By Authority of Troon at Kildaire Board of Directors
Date: May 2, 2006
Ann Ball, Secretary _____

Village of Troon at Kildaire
Homeowner (HO) vs Association (HOA) Responsibilities

ELEMENT	MAINTENANCE/ REPAIR	REPLACEMENT	INSURANCE
UNITS	HO	HO	HO
LIMITED COMMON ELEMENTS	HO	HO	HO/HOA
COMMON ELEMENTS	HOA	HOA	HOA
EXTERIOR DOORS	HO	HO	HOA
GARAGE DOORS	HO	HO	HOA
WINDOWS	HO	HO	HOA
DECKS & PATIOS	HO	HO	HOA
SIDEWALKS BY UNIT	HO	HO	N/A
DRIVEWAYS	HO	HO	N/A
WATER HEATERS	HO	HO	HO
AIR COND/HEATING EQUIPMENT	HO	HO	HO
SHUTTERS	HO	HO	HOA
EXTERIOR LIGHT FIXTURES	HO	HO	HOA
CHIMNEY CAPS	HOA	HOA	HOA
GUTTERS & DOWN-SPOUTS	HOA	HOA	HOA
ROOFS	HOA	HOA	HOA
BUILDING MASONRY WALLS	HOA	HOA	HOA
WINDOW & DOOR SEALANTS	HOA	HOA	HOA
ASPHALT PAVEMENT	HOA	HOA	N/A
MAILBOX STATIONS	HOA	HOA	HOA
METAL FENCES BY UNIT	HOA	HOA	HOA

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