

# **The Kissing Camels Townhome HOA Bylaws & Declarations explain obligations that are the sole responsibility of the Townhome Owner.**

Here is a summary of what items are maintained by the Townhome Owner.

## **Homeowners will be responsible for:**

[Bylaws Section 7]

- maintenance & repair work within your own unit and within your limited commons elements; including privacy walls, balconies, and lanais (porch)

Limited Commons Elements basically any area that is just accessible to your own unit:

Example: privacy wall courtyards and back patios

You can find Limited Common Elements on the HOA Plat (labeled L.C.E.)

**Plat Location:** <http://www.kctownhomes.net/docs/LandPlat.php>

- The HOA will provide lawn care and snow removal in Limited Commons Elements
- Single-party walls (divider walls) are the responsibility of the Association.
- Any repair or issues with water, light, gas, power, sewage, phones, sanitary installations, doors, windows, and electrical fixtures.
  - The HOA maintains the sewer lines at the point of a common connection.
- Any damage that the HOA has to pay to restore/fix due to homeowner negligence.

[Declarations section 8]

- All fixtures and equipment installed with the townhome including the air-conditioning unit, wires, conduits, or systems that enter the Townhome.

[Declarations 9 & 10]

- Any patio, lanais (porch), or deck

## **Prohibited by the HOA without board approval.**

[Bylaws Section 7]

- Installing outdoor wiring
- Installing Television/Antenna equipment in the front area of the unit
- Anything that protrudes through the walls or roof of a unit

[Declarations section 4]

- No exterior additions, alterations, or decorating to the buildings. No changes to the fencing, hedging, or decorative walls. If you wish to make alterations to your townhome or the area around your townhome, the board will need to know the nature, kind, shape, heights, materials, location, and approximate cost. The board has 30 days to provide an approval decision.

\* The HOA only maintains the original structure of the townhome. Homeowners are responsible for any prior additions added to the townhome which would include things like extra windows, skylights & outdoor deck/patio coverings.

