



## Southampton Pointe Maintenance Responsibility

### What is covered by the Association with monthly assessments?

- Building Maintenance: common elements, limited common elements (roof, siding, windows excluding window locks, painting of doors facing the breezeways, etc.)
- Common Area Maintenance: drains, fences, parking lot, breezeways, landscaping, irrigation, street lights and landscape lighting, tree trimming, pond maintenance, swimming pool, grills, clubhouse, fitness center, dog part, bocce ball court, walking trails, tennis court, car wash center, billiard room, fire pit area
- Quarterly pest control and termite bond
- Sanitation Services: Compactor for bagged trash and recycling container for mixed recyclables
- Insurance: Liability, Property including fire, wind, earthquake.
  - Covers: Structural building, common areas and grounds
- Accounting, Legal, administrative, funding to reserve account
- Onsite manager, maintenance technician, janitorial service for clubhouse and restrooms

### What is the owner responsible for?

- Interior of unit: walls, doors, trim, cabinets, floors, doors, appliances (everything inside of the unit from the walls in). Maintain limited common elements (porches, patios)
- Window locks, window screens, doors, doorways, door frames, and hardware that are part of the unit (except painting of doors and doorframes facing the breezeways)
- All portions of heating and air condition system
- All pipes, lines, ducts, conduits, dryer ducts and/or other apparatus which serve only the unit, whether located within or without a unit's boundaries. This includes all plumbing pipes, electricity, water, sewer, air condition pipes, lines, ducts, conduits or other apparatus serving only the unit.
- Water heater, TV/Cable service, WiFi/Internet
- Owner Insurance: HO-6 policy with coverage for interior insurance required.

### Transfer Fees

Management Company: IMC Charleston: \$170

Managed by:

**IMC Charleston, LLC**

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