

# Sunrise Place Homeowners Association

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## NOTICE RESPONSIBILITY OF COMMON EXPENSES

Date: May 01, 2019

To: All Homeowners

The question has been raised as to exactly what expenses the Association and individual homeowners are responsible for. **In short, the Association is responsible for all common properties and any specific common expenses for which assessments are collected (See CC&R's & Bylaws).** Individual owners are responsible for everything else. Below is a more detailed list of examples, specifically regarding roofs:

### The Association Covers

- Moss removal
- Moss prevention
- Full asphalt shingle replacement after expiration of normally expected useful life (scheduled to start 2033)
- Work performed by the Association
- Work performed by a third party hired or contracted by the Association

### The Association Does NOT Cover

- Basic and expected day-to-day maintenance
- Other exterior building components such as siding, flashing, walls, or decks
- Interior building components such as framing, insulation, wiring, plumbing, or flooring
- Damage caused by lack of maintenance, neglect, or poor construction of other structures
- Damage caused by lack of maintenance or neglect of homeowner
- Damage caused by an intentional act or accident caused by homeowner, tenant, or third party
- Damage caused by an act of nature such as hail, wind, fire, falling tree, etc.
- Work performed by homeowner, tenant, or third party not hired or contracted by the Association
- Vandalism

**Roofs and all other building components are ultimately the property of the individual homeowner(s), not the property of the Association.** While the Association may set rules regarding lots and structures, it does not have any ownership rights outside of liens for overdue assessments. Sunrise Place is not a condominium or apartment complex. Homeowners are required to have full homeowner's insurance.

Questions or concerns may be sent directly to the Board of Directors.