

ARTICLE V
Maintenance and Improvements

5.1 (a) By Unit Owner. The responsibility of a Unit Owner is as follows:

~~(a)~~(1) To maintain in good condition and to repair and to replace all portions of the Unit Owner's Unit and all interior surfaces within the Unit (such as surfaces of the walls, floors and ceiling), and to maintain and to repair all glass, screen fabric, and screen frames (except for Lanai screen frames) enclosures, doors and locks, equipment, and fixtures within the boundaries of the Unit or Limited Common Elements ~~(except for light fixtures in Patio, Balcony, Wood Porch, Storage Area and Entryway)~~ and which serve only the Unit including, but not limited to, plumbing, shower pans, communications wiring, telephone and television fixtures, electrical equipment, wires, conduits, ducts, ~~pipes, wiring,~~ facilities for furnishing Utility Services, and appliances, and all air conditioners and compressors serving the Unit and the wiring and conduits associated with that equipment (all of which, wherever located, shall be deemed the personal property of the Unit Owner) and to pay for any utilities which are separately metered to the Unit. Owners may replace light fixtures in their Patio, Balcony, Wood Porch, Storage Area and Entryway, at their expense, with an Architectural Review Committee recommendation and Board approval. The goal is to try to preserve the Mediterranean architectural style of the complex when changes are made. In other words, if the electrical feed comes from a Unit's electrical panel, then the maintenance responsibility for the wiring and the light fixture belongs to the unit owner. As stated above, second floor unit owner's may choose to change light fixtures at their expense and with Association approval. The main entry door must be maintained by the Owner and painted with Vizcaya approved paint colors, available at the Office.

(2) To maintain in good condition, the following elements of the Storage Unit: the lock, the interior surfaces of doors, walls, ceilings and floors and to paint such surfaces. The Association shall maintain, repair and replace the structural components of Storage Units, including but not limited to: door structures and frames, ceilings, floor structures, and vents, and shall periodically paint the exterior of the door when the Association paints the building associated with a Storage Unit. If an Owner or their guests damage a storage room door, the Association shall repair it subject to recoupment of the costs from the Owner.

Support: Storage room responsibility has been unclear. This rewrite specifically defines Unit Owner's and Association responsibility for both the Unit and the Storage Areas.

DRC Position: Recommends that the Board adopt.