

FREQUENTLY ASKED QUESTIONS

1. WHAT INSURANCE DOES THE ASSOCIATION CARRY?

The Association carries insurance on the **COMMON PROPERTY ONLY**. That means that each homeowner must carry his/her own homeowner's insurance to cover individual unit ownership.

2. WHAT IS COVERED UNDER EXTERIOR MAINTENANCE?

Board approved policy is as follows: In addition to maintenance on the common areas, the Association will provide exterior maintenance on all buildings on the property including the following:

- Exterior building surfaces repair (including paint, stucco, and siding, roof repairs (not replacement and not including flat roofs.)
- Wood door and window trim repair
- Wood fascia boards on shingled (pitched) and flat roofs.
- Posts and beams supporting flat roofs.
- Existing balcony railings (not those removed by homeowner or their contractors)
- Privacy walls on porches (siding and interior framing)
- Courtyard gates.
- Trees, shrubs and grass
- Concrete entry walks (not city sidewalks.

THE FOLLOWING ITEMS ARE EXCLUDED:

- Carpet
- Screen Doors
- Window screens
- Porch screening/enclosures (including dirt stops)
- Doors
- Windows
- Skylights
- Chimney covers and flue spark arrestors
- Framing inside exterior walls
- Domestic appliances (e.g. air conditioner units, water softeners, hot tubs, etc.)
- Utilities (e.g. phone, tv cable water, sewer, power, etc.)
- Gutters and downspouts
- Flat roofs (including rafters, wood roof decking, roofing material and flashing for the roof joints with walls and/or other roofs.)
- railings removed by an owner
- Planting, trimming and removal of any and all vegetation inside an enclosed courtyard and/or atrium.
- Privacy walls around atriums
- Cracks in garage curb walls
- Any latent defects of the original building (rebar corrosion in garage curbs is an example
- If a homeowner improvement that was properly installed must be removed to perform a QVHOA maintenance/repair task, it will be re-installed as part of the task.

If the item was not properly installed (such as an improperly sloped gutter), the QVHA will not re-install it.

-Willful neglect by the owner

3. WHAT IS THE POLICY ON ROOF REPLACEMENT?

The Association is responsible for roof maintenance (repair) only. **ROOF REPLACEMENT IS NOT A RIGHT UNDER OUR DOCUMENTS.** Any flat roof surfaces (e.g. porches, decks) are always the sole responsibility of the homeowner.

Further, When it is determined by a reputable, experienced and licensed roofing consultant hired by the Association, that is no longer feasible to repair a roof and/or that it would be more costly to repair than to replace a roof, the owner(s) shall be responsible for replacement of said roof. QVHA is not obligated nor responsible to do roof replacement. Pitched (singed) roofs shall be re-roofed using architectural shingles with at least a 25 year warranty. The color of the new shingles shall be as identical to the color of the replaced shingles as possible. Ridge vents shall be replaced with shingles over ridge vents (not metal roof vents). Shingles shall not be used to re-roof a flat roof.

4. WHAT IS THE POLICY ON LEASING OR RENTING OF HOMES?

Owners are prohibited from renting or leasing their property for a period of less than one year. Emergency rentals of less than one year will be brought to the Board of Directors for approval or disapproval. Approval is not withheld unreasonably and is conditioned on the following: **ANY LEASE/RENTAL AGREEMENT MUST INCLUDE A PROVISION REQUIRING TENANTS TO ABIDE BY ALL PROVISIONS OF THE QVHA DOCUMENTS AND RULES AND REGULATIONS.**

5. IS PEST CONTROL AND/OR TERMITE PROTECTION COVERED BY THE ASSOCIATION?

NO! Both pest control and termite protection are the sole responsibility of the owner.

TO OBTAIN A COPY OF ANY OF THE DOCUMENTS, RULES AND REGULATIONS OF THE QVHA, PLEASE contact the ASSOCIATION SECRETARY and FOR FINANCIAL QUESTIONS CONTACT THE TREASURER at 3521 Quail Trail, Melbourne, FL 32935 or our website QuailVillage.org (case sensitive).

I/We have read and understand the documents/rules and regulations of the Quail Village Homeowner's Association, Inc.

Realtor or sales agent

Prospective Purchaser

Date_____