

FINAL PROPOSAL FOR PATIOS AND FENCES

for The Villas at the River

by Sue Langbehn, Director at Large

Presented February 24, 2021

Villas HOA Executive Session Board Meeting via Zoom

THE PROBLEM: Who is responsible for the repair, maintenance, and replacement of Patios and Fences at the Villas at the River?

WHAT DO OUR BY-LAWS SAY? Per Master Deed Article 4.3 E:

4.3 E Each co-owner shall be responsible for the repair, maintenance and replacement of the patio, including fencing adjoining the patio, which is a limited common element appurtenant to the co-owner's unit. (*Patios are detailed in Ex. D drawings*)

See Exhibit D drawings below:

Typical Abbey/Canterbury Plan (16 Abbeys and 72 Canterburys)

Duplex Plan (4 units in 2 duplexes – Buildings 8 and 9)

Villa and Chateau Plan (2 Villas and 2 Chateaus in Building 2)

PATIO PROTOCOL GOING FORWARD:

For 2021: Sidewalks will continue to be maintained by the HOA. (Filling broken joints with polyurethane, bleaching, and rust removal.) **Patios, as defined in the Master Deed drawings, will have cracked joints repaired (filled with backer rod and polyurethane sealant as needed) to bring all patios to the same standard.**

Thereafter, patios can be repaired, maintained, or replaced by the HOA, but the co-owner will bear the cost of this work. Co-owners may hire their own contractor after submitting a request to the Board and that request being approved.

FENCE PROTOCOL GOING FORWARD:

For 2021: All fences will be inspected and brought to the same level (since the project

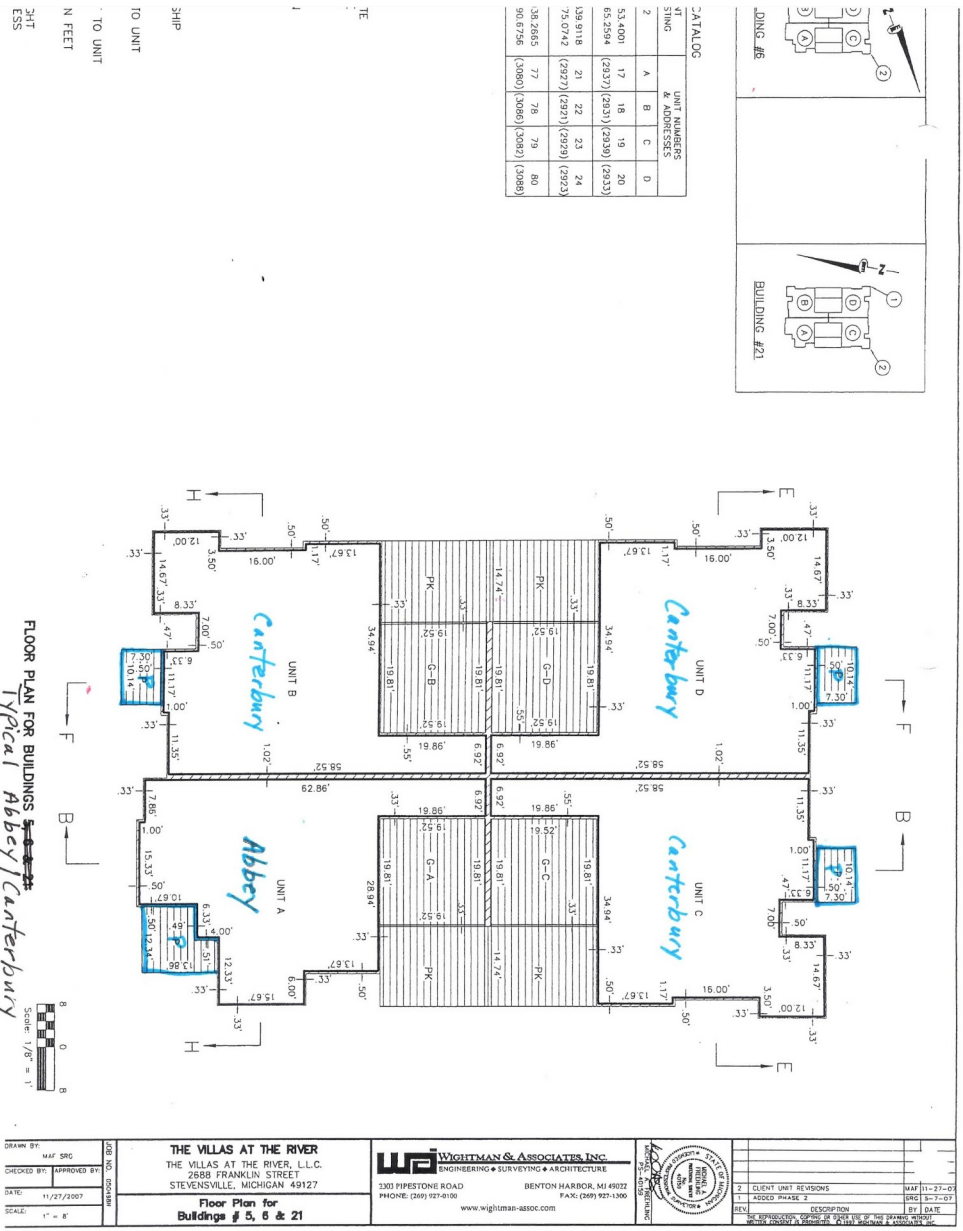
was started and not finished). Funds are in the 2021 budget to finish this work.

After 2021: All fences shall be the responsibility of the co-owner for repair, painting, maintenance, and/or replacement or removal. Homeowners may do their own work on their fence or may hire the work done by the HOA or by an outside contractor. Paint colors and products must conform to the HOA standard available from Sherwin Williams. (The Board will work with the new property manager for quotes on these services.) **If the homeowner fails to maintain their fence after 2021, the Villas HOA will arrange for the necessary painting and/or repairs and bill the homeowner for labor and materials.**

See Drawings below for Patio definition.

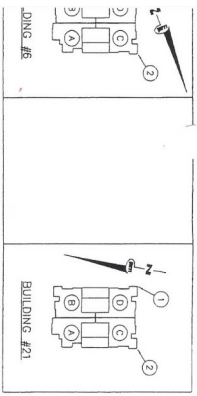
Patios are highlighted in blue ink.

Canterbury and Abbey Patios:



CATALOG

UNIT NUMBER	UNIT ADDRESS
2	A B C D
53,4001	17 18 19 20
65,2594	(2837) (2837) (2839) (2833)
59,9116	21 22 23 24
73,0742	(2827) (2829) (2829) (2823)
38,9685	77 78 79 80
90,8756	(3060) (3060) (3062) (3068)



FLOOR PLAN FOR BUILDINGS #5, 6 & 21
 Typical Abbey/Centerbury

Duplex Units Patios – Buildings 8 and 9

D
H COORDINATE
COORDINATE
RAL COMMON ELEMENT

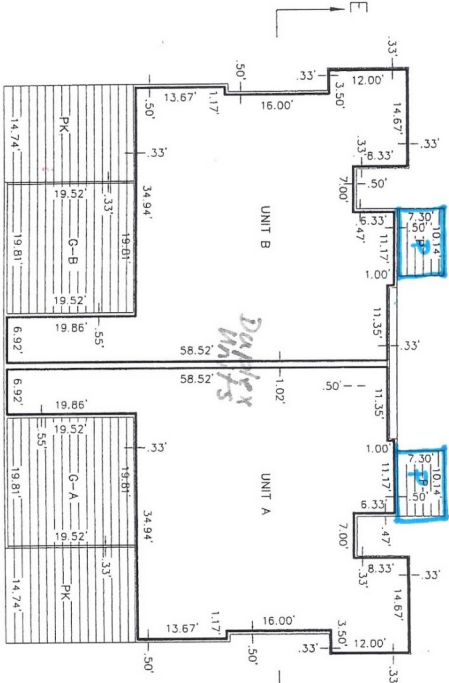
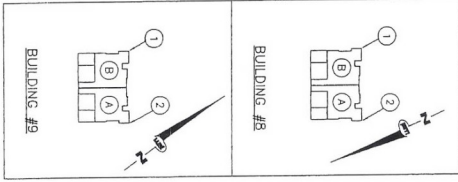
J: COMMON ELEMENT

K: OF OWNERSHIP

L: PURTEENANT TO UNIT

M: PURTEENANT TO UNIT
S: ARE IN FEET
HEREOF

N: ARE AT RIGHT
OTHER UNLESS



FLOOR PLAN FOR BUILDING 8 & 9
Buildings 8 & 9

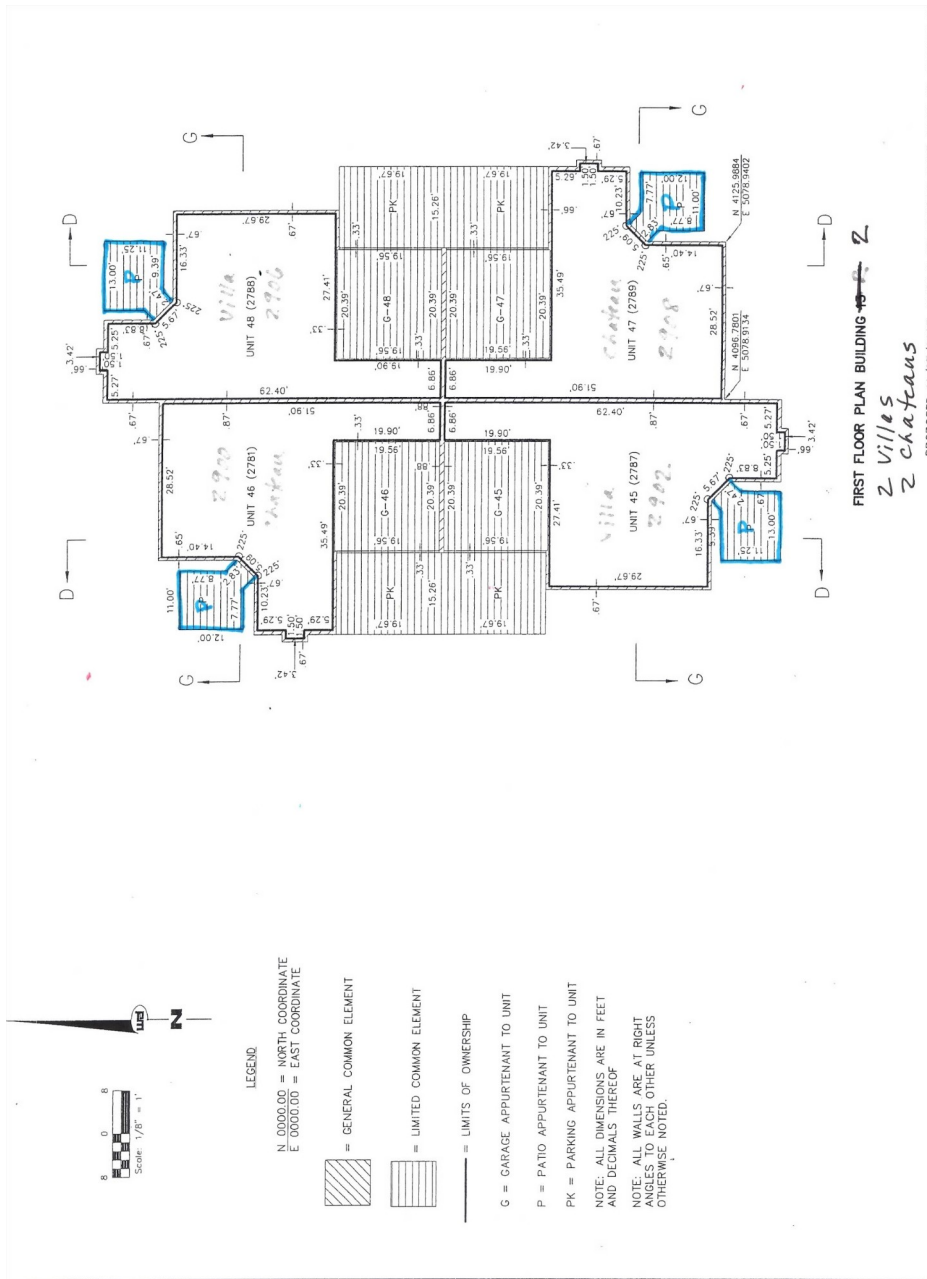


TITLE LOG

UNIT DRAWING	UNIT NUMBERS & ADDRESSES
2	A B
4048, 0376	30 29
4726, 0157	(2884) (2886)
4263, 2985	31 32
4704, 1837	(2879) (2877)

BY: MAF SRG ID BY: APPROVED BY: 11/27/2007 1" = 8'	THE VILLAS AT THE RIVER THE VILLAS AT THE RIVER, L.L.C. 2688 FRANKLIN STREET STEVENSVILLE, MICHIGAN 49127 Floor Plan for Buildings #8 & 9	 WIGHTMAN & ASSOCIATES, INC. ENGINEERING • SURVEYING • ARCHITECTURE 2303 PIPESTONE ROAD BENTON HARBOR, MI 49022 PHONE: (269) 927-6100 FAX: (269) 927-1300 www.wightman-assoc.com	 2 CLIENT UNIT REVISIONS MAF 11-27-07 1 ADDED PHASE 2 SRG 3-7-07 REV DESCRIPTION BY DATE NO REPRODUCTION, COPIES OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS FORBIDDEN BY THE WIGHTMAN & ASSOCIATES, INC.
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Building 2 Patios – 2 Villas, 2 Chateaus



If you have questions or comments regarding this proposal, please direct them to Sue Langbehn at:

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THE VILLES AT THE RIVER HOA BOARD OF DIRECTORS

