

Date: June 10, 2009

To: Somerset Unit Owners'

From: Somerset Board of Directors

Subject: Unit Owners Responsibility maintenance and Repairs

The Policy of the Board of Directors regarding Unit Owners responsibilities for their property for repairs and replacement is spelled out in our Documents as follows:

Somerset Declarations Page D15; Section 7.1; Maintenance and Repairs.

Units. All maintenance, repairs and replacements of, in or to any Unit, whether structural or nonstructural, ordinary or extraordinary, foreseen or unforeseen, including, without limitation, maintenance, repair and replacement of hurricane screens and shutters, windows, window coverings, interior nonstructural walls the interior side of the entrance door and all other doors within or affording access to a Unit, and the electrical (including wiring), plumbing (including fixtures and connections), heating and air-conditioning equipment, fixtures and outlets appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying either the boundaries of the Unit or other property belonging to the Unit owner, shall be performed by the Owner of such Unit at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary herein. Such maintenance and repair obligation shall include, but not be limited to, the immediate repair of any leaks affecting the Unit and any further action which is necessary to stop the growth of mold and/or mildew which might affect the Unit.

The Association is requesting Unit Owners to take the following steps when appropriate:

The Unit Owner is to identify the problem

The Unit Owner is to hire a licensed and qualified Contractor to verify the problem.

The Unit Owner is to make the necessary repairs.

If the damage was caused by a failure in a Unit above your Unit, this is a matter between Unit Owners.

If the Unit Owner believes the repairs are the responsibility of the Association, documentation should be submitted to the Board of Directors for their consideration.

If the repairs were caused by damage or failure of the outside structure of the building the Unit Owner should submit the Contractors report to the Property Manager for review by the Board of Directors. If required a Structural Engineer will verify the Contractors report. If the Engineer report verifies the cause was from failure of the outside structure or failure of services within the Unit walls, the Association will make the necessary repairs that will include replacing Dry Wall and applying a Primer Coat of Paint.

The Association is not responsible for correcting or replacing original Construction errors. This is the responsibility of the Unit Owner.

Signature _____ Title _____ Date _____