

# **Sealoft Villa Owners Association (SVOA) Responsibilities and Recommendations**

## **Property Ownership:**

Sealoft villas are owned in fee simple. As such this includes the structure and all property under the drip line of the structure.

The Association's common property is that portion of the land, including any improvements, located outside of the villas' drip line.

## **Association Responsibilities:**

All landscaping and grounds maintenance including irrigation.

Pool and pool site maintenance and insurance. This also includes compliance with all DHEC regulations.

Pool building termite bond.

Common area lighting on the streets and pool site.

Monthly villa & pool building pest control.

## **Owner Responsibilities**

Maintenance and upkeep of the exterior & interior of the villas.

Compliance with completing the SVOA External Modification/Repair Form PRIOR to beginning any external work on the villa. Upon completion, it should be submitted to the SVOA Property manager.

Insurance on the villas.

Termite bond. Owners may wish to consider additional protection against Formosa termites.

## **Association Recommendations for Homeowners:**

Maintaining a fire extinguisher in the kitchen for fire safety.

Annual inspection of smoke detectors for proper function.

Periodic cleaning of dryer vents for fire safety.

Periodic inspection and or cleaning of chimney flue.

Installation of stainless steel hoses for the washing machine(s) to prevent bursting of rubber hoses.

Winterizing villas during cold weather when vacant.

Turning off water when vacant.

Homeowners should consider hiring a property caretaker (manager) for periodic inspections of their villas during their absence.