

# **Bluff Villas Regime 55**

## **Notice of Obligations of Villa Owners**

### **August 1, 2010**

*Villa owners must perform work in their own villa, which, if neglected, would cause damage to the regime's common property or another owner's villa or personal property. Villa owners are responsible and liable for damages and liabilities which may result from their failure to perform such repairs.*

#### **Owner Responsibilities:**

*Owners must notify the property management office, in writing, of the age of their hot water heater tank. Either the serial number of the tank, which identifies the manufacturing date, or evidence identifying the installation date is required. A service charge to perform this task by a qualified individual will be assessed if the property management office does not have your hot water tank age on file by January 15, 2011.*

*Owners are required to replace their water heater every ten (10) years and furnish proof of replacement to the property manager upon completion of the installation. The work must be performed by a licensed, bonded and insured plumbing contractor and must be in compliance with all Town of Hilton Head and other governmental codes in effect at the time of the installation. The water heater must carry a six (6) year or better warranty.*

*The water shut-off valves (hot and cold water) in each villa must be operational and accessible. The water shut-off valves (hot and cold water) must be **copper ball valves**.*

*Owners are required to replace all flexible plumbing hoses and connections (such as, but not limited to, washing machine hoses, toilet water supply line, sink water supply lines, etc.) with stainless steel braided hoses by **January 1, 2011**. Owners must provide proof of stainless steel braided hose installation and the completed required form to the property manager. If proof of installation of pre-existing stainless steel braided hose replacement / installation is not available, the owner must provide the property management office with written confirmation that all flexible hoses are stainless steel braided. A service charge to perform an inspection by a qualified individual will be assessed if the property management office does not receive required documentation of the stainless steel braided hoses by January 15, 2011.*

*Owners are required to replace all stainless steel braided hoses every ten (10) years and furnish proof of replacement to the property manager upon completion of installation. If proof of the installation date of pre-existing stainless steel braided hoses is not available, owner will be required to replace the pre-existing stainless steel braided hoses with the next water heater replacement.*

*Owners are responsible for periodically inspecting their villas for potential water leaks in the visible plumbing pipes and water line feeds to toilets, faucets, ice makers, etc. and are responsible for making necessary repairs.*

*Owners are strongly encouraged and advised to carry individual property and liability insurance (**usually referred to as an HO 6 policy**) for their villas in addition to the regime's master policy. Damage to other villas or regime common property caused by water or other incidents from your villa is your financial responsibility. The regime master policy does not cover damage to contents within your villa or for personal liability.*