

Bluff Villa Regime 55

Notice of Obligations of Villa Owners

Background and Clarification

August 1, 2010

Dear Villa Owner:

Please take a few moments to review the "Notice of Obligations of Villa Owners" document.

Keep in mind that the board's intention is to inform owners of their responsibility in the event of damage to the regime's common property and/or damage to other villas due to failure of owners' plumbing, appliances, visible pipes and/or other incidents.

The Goal: **Bring all Bluff 55 Villas into compliance with the "Notice of Obligations of Villa Owners" document.**

As you review the "Notice of Obligations of Villa Owners" document, be reminded that Bluff 55 Regime presently offers rebate programs which are designed to lessen the financial hardship to owners and provide incentives to owners, as they bring their Bluff Villa into compliance with the "Notice of Obligations for Villa Owners" document.

Rebate incentives presently offered by Bluff 55 Regime:

Copper ball valve replacement rebate—the regime will pay the full cost of the plumber's bill for replacement of gate valves on main hot and cold water line feeds with **copper ball valves**. The new valves must be accessible and the location must be clearly marked. (Our regime will pay the plumber only; the condo owner is responsible for cosmetic repair to drywall and/or cabinets.)

Hot water heater replacement rebate—The regime will pay \$100.00 toward the purchase and installation of a new hot water tank heater as replacement for a heater which is five (5) years of age or older. Owners are encouraged to also take advantage of the Palmetto Electric Rebate program (if offered at the time of installation) which presently amounts to \$250.00. If owners take advantage of both hot water tank rebates, they can receive a total of \$350.00 toward the purchase and installation of a new hot water heater (every five [5] years). **NOTE: Water heater must be replaced before it fails. If the heater leaks or fails, the regime will not pay the \$100.00 rebate.**

Washer hose replacement rebate—our regime will pay the cost of stainless steel braided replacement hoses for washers (not to exceed \$30.00). Condo owners must present a copy of the purchase slip or invoice indicating amount paid for stainless steel braided replacement hoses for washing machines to the property manager. Our regime will reimburse owners the invoice price up to \$30.00.

As a recap, Bluff 55 Regime and our property management team is hoping to bring all Bluff 55 Villas into compliance with the "Notice of Obligations of Villa Owners" document with a minimum of financial stress to our owners and as quickly as is reasonably possible.

Thank you in advance for your help in eliminating the potential for catastrophic losses in our villas. Hopefully, personal, financial and emotional impacts will be lessened with these preventive actions.