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**Via E-Mail:** mmurray@associagulfcoast.com

Huntington Ridge Townhomes Association, Inc.  
Attn: Michelle

Re: Lot Maintenance Responsibility  
File No. 13896.0

Dear Board:

As you may know, there have been periodic erosion issues on lots within the association, and the Board asked me to review the governing documents and to prepare a letter to the Board for use when owners approach the Board with erosion questions.

The short answer is that it is the owner's responsibility to address any erosion issues and the Architectural Control Board should provide owners with guidance.

The Amendment to Article V, Section 2 of the Association's Declaration, recorded at OR Book 8068, Page 642 in the public records of Pasco County, clarified the Association and owner maintenance responsibilities. The Association has no obligation to maintain, repair or replace any part of any lot or any improvements thereon, with the exception that the Association is responsible to maintain the exterior surfaces of any dwelling, including painting and cleaning the exterior walls for cosmetic purposes only, and the roofs. The amendment specifies that the Association is not responsible for the maintenance, repair or replacement of any exterior component of a lot other than the specific items mentioned above. Finally, the amendment to Article V, Section 4 clarifies that the Association will maintain the lawn areas by mowing, edging irrigating and fertilizing.

Additionally, the Amendment to Article VI, Section I states that the owner is responsible to maintain, repair and replace at the owner's expense ALL portions of the lot and the improvements whereon that are not maintained by the Association.

Given the language above, it is clear that the owner is responsible to correct any erosion issues that may occur on that owner's lot. The Architectural Control Board must be involved before any owner performs any proposed exterior alteration to a lot, and since the lots are adjacent to each other, the Architectural Control Board should proffer guidelines and standards for owners to review to help ensure consistent appearance of any improvements.

Please do not hesitate to contact our office if you have any questions.

Sincerely,

*/s/ Sean C. Boynton*  
Sean C. Boynton