

BellaVita HOA Board Policy 2010-001

Approved January 27, 2010

Introduction:

Local Disaster impacts: This policy is relative to disaster impacts on homeowners for those items which are optional services and may be performed as routine maintenance by the HOA for homeowners under the BellaVita at Green Tee Declaration of Covenants, Conditions, and Restrictions (CC&R).

The policy of the BellaVita HOA Board of Directors for disaster impacts is as follows:

Under the CC&R for the BVHOA certain routine maintenance is allowed as an optional service to the homeowner when approved by the HOA Board as part of the yearly budget cycle. Typical items are door refurbishment, fence mending, sprinkler maintenance, and exterior house painting. This maintenance is generally performed under a maintenance cycle approved by the board. It is considered that certain occurrences of disasters impact these optional service areas and become the responsibility of the homeowner or their insurance company to affect the repair and not the HOA. Typical disasters would be due to weather (wind storm, hail, flood, freezing temperatures, tornadoes, hurricanes, etc.) or manmade events (fire, rising or flowing water, vehicular impacts, lack of care of vegetation, etc). Under these circumstances the HOA Board has determined that the homeowner is fully responsible to have the damage repaired at their sole expense and will be expected to complete the repair in a timely fashion. The homeowner may contract with any firm of their choice.