

Mitigation of Unsafe Conditions

If a condition exists that is deemed dangerous or potentially damaging to either Lot Owners, property or the General Public, that condition must be remedied. If the condition is in the General Common Areas, the Association (through the Board) is responsible for the mitigation of the condition. If the condition is on a Lot or the Limited Common Areas associated with a Lot, the Lot Owner is responsible for the mitigation.

If an unsafe condition exists on a Lot (or Limited Common area associated with a Lot), the Board will notify the Lot Owner of the condition. The Lot Owner will have 30 days from notification to mitigate the condition. If no action is taken, the Board will mitigate the condition and submit an invoice for the cost of the work. This cost will be treated as any other expense owed by a Lot Owner to the Association.