

Windsor Park

Roof Maintenance

The HOA may periodically conduct roof inspections to determine roof maintenance needs.

Since end-of-life, hail/snow/ice/wind damage (or other casualty losses), or homeowner neglect are not covered by the HOA, a notification to the homeowner may be provided.

The HOA will not cover damage caused by any type of animal (IE: Squirrels, Raccoons, Bats, Bees, Ants, Deer)

Owner-installed items and mechanical systems are maintained by the homeowner. (Examples include and are not limited to broken mechanical systems, damaged plumbing elements, flues, venting, skylights, and owner-installed accessories (antenna, video, measurement devices, solar devices, cabling, etc.)

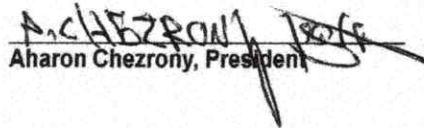
It is up to the homeowner to confirm the finding with a professional roofer. If there is a dispute between the HOA inspection and that roofer, the HOA will arrange an additional inspection via a professional roofer, and the cost for this inspection will be charged to the homeowner.

At times the HOA may determine who is responsible for the cost of the repair only after the repair is completed and if it is a homeowner's responsibility, the cost will be charged to the homeowner.

The roof is not just shingles, there are many additional parts for the roof.

Per the rules and regulations, water damage is the responsibility of the homeowner, but a request to the HOA to inspect the cause should be filed with the management company.

The HOA does a yearly tree trimming and removing dead trees (that were planted by the HOA) but if a tree falls on a roof or any part of the house it is a casualty event covered by the homeowner's insurance and the homeowner's responsibility.


Aharon Chezrony, President


Tracy Shepard, Secretary