

Beaumont Guidance Document

There are two types of homeownership in a townhome community: Condominium and Fee Simple.

Condominium ownership generally means that all exterior maintenance is paid by the condominium association to whom you pay a monthly or annual fee. This kind of ownership requires at HO-6 policy that covers the inside walls and contents.

Fee simple typically means that you are responsible to pay for the exterior maintenance of your townhome. Although you will pay a monthly fee it generally only includes coverage of the common area maintenance of the land upon which the townhome community is built upon. A fee simple Townhomes needs to be covered by a HO-3 policy. Beaumont Townhomes are “fee simple”.

Because owner maintenance of the exterior may result in a non-uniform look even when general guidelines are followed, the Beaumont Covenants and Restrictions state that “The assessments levied by the Association shall be used for exterior maintenance of the townhomes and roof replacements and repairs, not arising out of a casualty loss*...and for the improvement, maintenance and operation of Beaumont Common Properties...” The list below explains the usage of your HOA dues. Owners are reminded that The Townhomes of Beaumont were built in 1988 and that many issues are age-specific and not the responsibility of the HOA to correct.

*Casualty is defined in your insurance documents. Damage resulting as the consequence of a named storm is a casualty. In other instances of exterior water intrusion the HOA will be responsible for exterior repairs, the owner for interior repairs.

Common element maintenance:

- General landscaping of areas that are not fenced in (mowing, pruning, tree trimming, pine straw, annuals).
- Payment to Snee Farm to assist with berm maintenance
- Common area irrigation (maintain, repair, replace)
- Pool (maintenance contract, permits, chemicals, furniture, fence)
- Clubhouse/Fitness room
- Maintenance and repair of drains and catch basins in common areas. Drains on lots if accessible and reported by residents
- Ponds and fountains (maintenance, fountain repair & replacement)
- Repairs of waterlines up to meter of lot
- Maintenance of pavement, parking areas (sweeping, striping, repairing, resurfacing, repaving)
- Household waste collection and dumpster enclosures (maintenance, repair, replacement)
- Utilities (water & sewer, phone (required by DHEC) and internet (optional) at pool, common area electric bill

Administrative costs:

- Insurance (for common areas and liability; *does not cover any units*)
- Management fees and associated administrative costs for mailing, printing, chair rental for annual meeting etc
- Tax preparation, taxes, and audits
- Legal representation

Exterior maintenance of the townhome as required by C&R:

- Roofs: periodic inspections, repairs, replacement
- Gutters: maintenance (i.e. cleaning) and repair (i.e. re-attach a piece that has come loose).
- Exterior surface: Periodic inspection, repairs, and painting of stucco
- Shutters and decorative panels: repair, replace or remove

Provided by not required per C&R:

- Exterior pest control for ants and bugs
- Periodic treatment for subterranean termites

Exterior changes that are the responsibility of the owner but require prior approval.

- Window replacement
- Door replacement (front door, storage room door)
- Storm door installation
- Fence installation (must be in compliance with Rules and Reg. Debris must be removed within 48hrs); painting/pressure washing if HOA funds permit, repairs are owner responsibility
- Gutter installation (HOA will maintain and provide minor repairs such as re-attaching a piece)
- Landscaping changes on your property that is outside the fenced in area. The additional landscaping must be approved and maintained by owner, HOA has right to enter lot for maintenance of general landscaping; failure to maintain additional landscaping will cause removal by HOA at owner's cost.
- Any grading and filling
- Work within the fenced in area that impacts the common area
- Hot tub installation

Other clarifications

If a unit is equipped with an outdoor spigot, it is considered part of the plumbing and not the responsibility of the HOA to repair.