

HAILE VILLAGE TOWNHOMES

P.O. Box 14121

Gainesville, FL 32604

Townhome Governance

Section 1. The Haile Village Townhomes (HVTH) shall provide exterior maintenance upon each parcel which is subject to assessment as follows: maintenance, repair and painting of all exterior building surfaces; replacement, repair, and care of roofs; annual washing of homes including removal of debris from roofs and gutters; maintenance and repair of fences between courtyards.

Such exterior maintenance shall not include glass surfaces, maintenance and repair of patio glass or screen enclosures not a part of the original construction, decks and any other improvements added to courtyards after initial construction.

Section 2. In the event that the need for maintenance or repair of a Parcel or the improvements thereon is caused through the willful or negligent acts of its owner or through the willful or negligent acts of the family, guests or invitees of the Parcel needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become a part of the assessment to which the Parcel is subject.

Section 3. The affairs of the Haile Village Townhomes shall be managed by an Advisory Committee of three (3) Members who will be appointed annually by the Board of the Haile Village Center Owners Association, Inc. (HVCOA). Each Committee Member must be an owner of a townhome. The Advisory Committee shall sign checks for payment of invoices and assist in the preparation of the annual Budget for the operation of the HVTH which will be submitted to the HVCOA Board for final approval.


Jan Gaines, Board Secretary

Minutes approved by the Board of Directors on June 8, 2011.