

# **CLOVER LEE, A CONDOMINIUM COMMON AND LIMITED COMMON ELEMENTS**

**COMMON ELEMENTS** -- paid by HOA from monthly dues/special assessments.

**Including but not limited to:**

- a. Land, trees, grass and pond.
- b. Roofs Of Units including roof Covering materials (shingles), sheeting, and flashing, gutters, downspouts, splash blocks, and flashing around chimneys;
- c. The common foundations, structural parts, supports, walls intrinsic to more than One Unit; exterior siding, soffits and trim, brick wing walls;
- d. The yards(not fenced in), streets, parking areas, and common sidewalks;
- e. All apparatus and installations existing for common use;
- f. Street lights and pond lights.

**LIMITED COMMON ELEMENTS** — paid by Unit Owner(s) or by HOA with reimbursement from benefitting Unit Owner(s).

**Including but not limited to:**

- a. Paved walkways leading to the units (from the driveways/common walkways);
- b. Paved areas in front of the entrances of the Units; Private driveways;
- c. Gas flues and the inside of any chimneys and flues serving fireplaces located within units; Pipes venting through the roof;
- d. The ground under all concrete pads, patios and foundation portion of the Units. Front porch ceilings;
- e. All patios, privacy panels, decks, and steps to and from all decks;
- f. Front door and trim around the front door; Exterior lights of Units;
- g. Windows and sliding/french glass doors; skylights;

**Original version mailed to all owners 8/29/2007 and subsequently posted on community bulletin board for several years. Current revised (August 2015) version mailed to all owners October 2015.**