

## SUBTERRANEAN TERMITES POLICY

It has come to the attention of the Board of Directors that some owners do not understand what Jacaranda Country Club Villas' policy is on Subterranean termites. It is as follows:

Per your documents, the homeowner is responsible for your entire home from the slab up. This would include the exterior walls as well. Therefore, the homeowner, not the Association is responsible for subterranean termite treatments and renewal. At one time in the past a previous Board of Director did authorize paying for a subterranean termite treatment in error. This will not happen again. The policy and your documents are clear it is the homeowner's responsibility.

As stated in your Declaration of Condominium, Article XVI Maintenance, Alterations and Improvements, the owner of each unit is responsible for all costs and expenses incurred in maintaining, repairing and replacing their particular unit. In this condominium, this obligation includes the obligation to maintain, repair and replace not only the interior of the unit but also the slab, exterior walls and roof, all heating and air-conditioning, appliances and equipment serving the unit.

Board of Directors  
JACARANDA COUNTRY CLUB VILLAS

May 7, 1996