

Pebble Beach Villas

5/19/2024

DEAR OWNERS,

It has come to our attention that that many Unit-Owners' window screens and door screens are in disrepair and not in compliance with the following maintenance requirement as stated in the PBV By-Laws, Article XIII, Section 1 B, Use and Care of Unit (page 34):

“Each Unit-Owner is responsible at his/her expense for all maintenance, repairs and replacements in the Unit and in certain Limited Common Elements. **The Unit-Owner's responsibilities include, without limitation: Maintenance, repair, and replacement of screens, screen and storm doors** “

Please check your window screens and door screens. If they need maintenance or need to be replaced, please take care of this as soon as possible. Seasonal Owners not in compliance should make plans to address such deficiencies in the Fall.

Also, as a reminder, Owners are required to maintain their Units as specified and required in our By-Laws. The Association continues to experience damage of significant importance to Units as a result of Unit-maintenance non-compliance regarding air conditioners, hot water heaters, toilets and sinks. Unit-Owners are financially liable for damage to other Units or PBV Common Areas.

THANK YOU,

KEVIN

