

## LIFE IN A CONDOMINIUM

When you choose to live in a condominium, you are choosing a different kind of life from living in a house, or even a rented apartment.

This is communal living. You are part of a community. You are side by side with your neighbors. You have common walls. Your floor is someone else's ceiling. Your pipes and drains run through someone else's walls. Your carports or parking spaces are close together. You share a walkway, an elevator, a laundry room. Your trash goes into the communal bins.

You surrender some of the responsibilities of home ownership. Someone else is responsible for getting the trash bins out for the truck. Someone else sweeps the walkway, fixes the laundry machines, cuts the grass, cleans the pool, and takes care of the landscaping.

You surrender some of the rights of home ownership. The TV should be kept to a reasonable volume. You can't eat at the pool or bring alcohol. You can't tap dance at midnight.

You carry some of the responsibilities of home ownership with you. You are responsible for your own repairs inside your unit. You had insurance on your house, right? The association is responsible for the building, but you still have to have insurance on your personal property.

You assume some new rights and responsibilities in this association. You have the right to have a copy of the condominium documents, setting forth the rules and regulations under which you agree to live. You have the responsibility to read them, and to abide by them. You have the responsibility to pay the maintenance fees and any special assessments levied. You have the right to see the balance sheet and financial statements and to know where your money is going. You have the right and the responsibility to vote on issues that are brought up to the association. You have the right and the responsibility to attend meetings and participate in civil discussion. You have the right and the responsibility to elect a Board of Directors to govern the association, and to stand for election to the Board yourself if you are so inclined.

The Board of Directors wishes to create and preserve a congenial community wherein every resident feels secure and at ease. Condominium living requires the cooperation of all owners. This can only be achieved through rules and regulations and awareness of the need for each to follow them. You have the responsibility to abide by the rules. You have the right to expect everyone else to abide by the same rules.

Welcome to the Barclay. Welcome to Town Shores.