

ANNE M. MALLEY, P.A.
ATTORNEY AT LAW

36739 COUNTY ROAD 52
SUITE 105
DADE CITY, FLORIDA 33525
TELEPHONE (352) 437-5680
FACSIMILE (352)-437-5683

July 14, 2025

Countryside Key Homeowners Association, Inc.
Attn: Christina Kelley
via email to: ckelly@ameritechmail.com

Re: Maintenance Obligations of Association

Dear Board:

Please accept this letter of opinion as to the maintenance obligations of Countryside Key Homeowners Association, Inc. ("Countryside Key"). A review of the governing documents was conducted at the request of the Association on August 30, 2016 seeking the maintenance obligations for both the homeowner and Association. This review was provided to the Association in electronic format and stated as follows:

Please see Article V, Section 2(J) of the Declaration which states what the Association is responsible for maintaining and what it is not responsible to maintain (emphasis added):

Section 2(j) Painting and non-structural, cosmetic maintenance of the exterior surfaces of walls, privacy walls, fences and trim of any Improvement on any Lot; and painting of any front doors, side doors, rear doors and garage doors and framing and casings thereof, located on each house on any Lot; and painting and structural maintenance, repair or replacement, of roofs, including gutters, downspouts and skylights, as the Board and/or the Association deems proper, in their sole discretion, provided, however, that such painting and structural maintenance, repair or replacement shall be for ordinary wear and tear from time to time and not for damages cause by fire, hazards or any other perils or any casualty loss. **The Association shall not be responsible for maintenance, repair or replacement of each house and related structures within or on any Lot, including, but not limited to, any structural repairs (other than roof, including gutters, downspouts and skylights), and windows, window screens, door screens, patio screens, screened enclosures, if any, front doors, side doors, rear doors, garage doors, and the framing or casings of any of the foregoing, any air-conditioning or water softening fixtures or equipment, or any equipment, facilities or other items whatsoever installed within or placed upon any Lot by any Owner.**

Subsequently, the Association approved and recorded a resolution as to the procedure for an owner to follow should they believe damages or maintenance that may be the result of a roof leak. This resolution was recorded August 17, 2020 and can be found in Official Records Book 21125 at Page 1438 of the Public Records of Pinellas County, Florida

If you have any questions, please do not hesitate to contact me.

Sincerely,

Anne M. Malley, Esq.