

HOMEOWNERS HAVE A VITAL ROLE IN MAINTAINING THE WATERS RIDGE CONDOMINIUM COMMUNITY

The operation and maintenance of Waters Ridge Condominium is funded according to its Declaration, Bylaws, and Rules and Regulations. Homeowners receive a set of these governing documents at the time they purchase a Waters Ridge residential unit.

Outside the boundaries of individual units, there are two types of property at Waters Ridge: **General Common Elements**, accessible to all residents, and **Limited Common Elements**, which are designated for the use of specific residential units and/or buildings. Maintenance and replacement of General Common Elements is funded through the monthly fee charged to each unit owner. Owners are assessed separately for maintenance and replacement of Limited Common Elements.

GENERAL COMMON ELEMENTS AND MONTHLY FEES

General Common Elements include streets within the community, parking areas, curbing, walkways, streetlights, fences, mailbox kiosks, entrance signage, grounds and landscaping, clubhouse, and swimming pool. In addition to maintenance and periodic replacement of these features, monthly fees pay for the management of **Waters Ridge Condominium Association** (WRCA) business, accounting and audit services, billing and legal collection services, the annual meeting, election and voting administration, property insurance, trash pickup, utilities, pool operation and, when required, tree removal and snow removal. The amount of the monthly fee is set annually by the WRCA Board of Directors in conjunction with preparation of the January-December fiscal year budget. As required by state law, a portion of the monthly fee goes to a reserve fund for future repairs and replacements.

LIMITED COMMON ELEMENTS (LCEs)

LCEs for all units in a building include the foundations, bearing walls, outside walls, roofs and structural components. According to the Declaration, the maintenance and replacement of LCEs in first-class condition is the responsibility but not the expense of the condominium association. When LCE work is performed, all unit owners in the building are invoiced according to their percentage of ownership. Payment to the contractor is made by the WRCA, which relies on unit owners for reimbursement.

Gradual refurbishment of exterior walls and trim, including siding replacement, is underway, with 17 of 29 buildings completed through 2024. The cost per unit is estimated to be between \$30,000 and \$36,000. Replacement of roofs began in 2022, with eight of 29 buildings completed. The cost per unit for re-roofing is estimated to be between \$6,000 and \$8,000. These are considered LCE expenses as described above. Costs vary based on work required for each building and each homeowner's percentage of ownership.

INDIVIDUAL HOMEOWNER'S RESPONSIBILITY

Porches and decks and heating and air conditioning equipment that serve a single unit are classified as Limited Common Elements but are the responsibility of individual unit owners to maintain. Porches and decks should be painted/stained with **Sherwin Williams SuperDeck Solid Color Stain Cabin Brown** or **Behr Premium Solid Color Stain Tugboat**.

In addition to interior space and furnishings and appliances therein, individual units include doors, windows, pipes, wires, air ducts, flues, conduits and public utility lines serving only one unit. Homeowners are individually responsible for maintenance, repair and replacement. Replacement exterior doors and windows must be comparable in quality and appearance to the original. The front door paint color is **Benjamin Moore Penny, 2163-30**. Shed doors may be painted to match building trim.

Homeowner plans for any exterior or structural modifications, including alteration of interior walls, replacement of exterior doors and windows, and replacement of exterior porches and decks, must be submitted on an **Architectural Review Application** (*available from the Waters Ridge Condominium Association Manager – EJF Real Estate Services, 757-873-0111*) and submitted to the WRCA Board of Directors for approval prior to the start of work.

HOUSEHOLD TRASH DISPOSAL

Dumpsters are located on Misty Point Lane, Bridgewater Drive and Inland View Drive for the disposal of household trash by Waters Ridge residents. A contract is in place to empty the dumpsters twice weekly. All trash must be deposited entirely within the dumpsters, not protruding beyond the side doors or top lids. Placement of any trash outside dumpsters is a violation of Waters Ridge Condominium Association Rules and Regulations and is subject to assessment of the cost of removal.

Residents are individually responsible for disposal of articles too large for the dumpsters (such as furniture, carpeting, mattresses and appliances). Homeowners must ensure off-site disposal of construction debris generated by repair and remodeling of unit interiors and Limited Common Elements for which they are responsible.

Electronic recycling (TVs, computers, printers) and latex paint can be taken to the Newport News Recovery Operations Center, 530 Atkinson Boulevard, open 8 a.m. to 4 p.m. Monday through Saturday except holidays. Household hazardous waste (paints, oils, chemicals, batteries, fluorescent bulbs, propane tanks) is accepted at quarterly hazardous waste disposal events. A current driver's license or utility bill with a Newport News address is required for admission to the Newport News Recovery Operations Center. For more information, including directions to the site and dates of upcoming household hazardous waste events, call 757-886-7947.