



IMPORTANT NOTICE TO KCHOA RESIDENTS JANUARY 2022

The Board of Directors, at the January 11, 2022, Board Meeting, motioned to survey community roofs, to bring back uniform appearance. This was last accomplished in early 2019, and several roofs were not cleaned. It's been 3 years since a formal effort was undertaken. Roofs have been replaced, and some maintained by members. KCHOA clubhouse roofs were power washed November 2021. Those roofs will be used as "models" for comparisons. Survey will begin week of January 24th, with completion anticipated, February 4, 2022.

Manufacturers of tile roofs recommend power washing in the state of Florida:

- Cleaning within five (5) years after installation and then every other year or every three (3) years at most.
- Manufacturer's state, tile roofs in Florida will last from 25 to 50 years. When maintained properly, they could last even longer. Mildew on roofs is not proper maintenance.

KCHOA Governing Documents specify the following:

- **KCHOA Declaration of Covenants and Restrictions**, Article VI, Lot and Unit Maintenance, 6.2 Exterior Maintenance: "The owner of each lot shall maintain the exterior of the structure thereon and the lot in good clean and sound condition at his own cost and expense, . . ."
- Article VII, Failure of Owner to Perform Obligatory Maintenance, 7.7 Performance by Association: (Full Detail)
- Article VIII, Right of Entry of Association For Maintenance, 8.1 Right of Entry (Full Detail)
- **KCHOA Rules and Regulations**, Item 11. Pressure Cleaning (Full Detail, to include 45 days compliance)

Please, visit our website and navigate through each reference to be familiar with owner's responsibility in our community. The Board has a fiduciary responsibility to each homeowner for maintaining appearance and **VALUE**.

Website: lcroyal.com

Community Login: Community.kenlandct

Password: Please call: (305)228-7326 for password

Once in KCHOA, navigate to "Resource", then to above references.