

# St. Davids Park Condominium Association

## MEMORANDUM

**TO:** Owners/Residents  
**FROM:** Board of Directors  
**DATE:** January 4, 2021  
**RE:** Bonus Rooms – Limited Common Elements

---

The Executive Board of St Davids Park wants to make sure that all unit owners fully understand and recognize their responsibilities as well as those of the association regarding Bonus Rooms. And we want to make sure that all owners and residents know who to call when Bonus Room help is required.

The actions of the Board are determined by the following governing documents which are available on the community website [saintdavidspark.com](http://saintdavidspark.com):

Declaration of Condominium, Declaration of Bylaws and Rules and Regulations.

### **Declaration of Condominium – page 6, Section 6.**

#### **Description of Limited Common Elements**

“The Limited Common Elements consist of those portions of the Common Elements identified herein or on the Declaration Plans as such and which are intended for the exclusive use by one or more but fewer than all the units. Each Unit is allocated the exclusive use of a laundry and storage area within the basement of the building within which the Unit is located.

The cost of the maintenance of Limited Common Elements may at the direction of the Executive Board, be charged to the owners of Units having exclusive use of such Limited Common Elements.”

### **Declaration of Bylaws – page 18, Section 2, Clause c.**

#### **Use and Maintenance of the Property**

“All maintenance of a Limited Common Element other than as relates to garage parking shall be performed by and at the expense of the Unit or Unit Owners to whose Unit such Limited Common Element is allocated.”

Because our Declarations have determined that Limited Common Elements are an owner’s responsibility, this is not an area for which funds have been reserved or annual fees collected.

The Board suggests that each owner contact his/her insurance carrier to be certain your policy covers the liability for all damages emanating from areas exclusively in your possession.

If you experience an emergency in your Bonus Room, such as a burst pipe or sewer backup, please call Shew Community Management at 610-431-3436.

The Board recommends owners install pans and alarms under appliances including water heaters, to have a routine inspection of washing machines hoses and the install dehumidifiers in each Bonus Room. Also, keeping the room free of clutter will certainly help in the maintenance and safety of Bonus Rooms and having a wet vacuum (shop vac) handy is also recommended to evacuate any water quickly to avoid damage to your bonus room or another’s.

One last reminder, our Handyman Tom is contracted to work in only the Common Areas.

We thank you for your cooperation as we all work toward the success of our St Davids Park Community.