

HOMEOWNERS REPAIRS

I. Emergency Repairs

- a. The Homeowner is responsible for any Emergency Repair caused by any act, failure, or omission within their control or within the control of their guests.
- b. "Emergency Repair" means an unexpected situation or sudden occurrence of a serious and urgent nature that demands immediate repair in order to protect, preserve, and ensure the safety of any homeowner or the integrity of any homeowner unit(s), including without limitation water and plumbing leaks and electrical conditions posing a perceived danger to person or property.
- c. In case of Emergency Repair, Holiday Beech Villas shall pay the Maintenance Contractor/Outside Contractor for the Emergency Repair; it will then look to the Homeowner for reimbursement. Upon receipt of an invoice showing the actual cost outlay to make the Emergency Repair, the Homeowner will promptly reimburse Holiday Beech Villas for all such costs.

II. Homeowners Repairs by Holiday Beech Villas Maintenance Contractor

- a. Project will be scheduled after Holiday Beech Villas daily or weekly projects and coordinated by Maintenance Coordinator with Maintenance Contractor.
- b. Using Holiday Beech Villas Maintenance Contractor, HBV **will not** pay labor, material cost, service and overhead related to homeowners repairs. All repairs are between the Homeowner and Maintenance Coordinator.

III. Homeowners Repairs by Outside Contractors

- a. If Homeowner desires, they may use Holiday Beech Villas Maintenance Contractor or another licensed contractor to do Homeowner projects with the exception of Item I, stated above.
- b. Holiday Beech Villas **will not** be responsible for paying up front costs for outside contractors.
- c. If material on site is used by outside contractors, Holiday Beech Villas will be reimbursed.

IV. Disputes

- a. See the Policy on Disputes in the Policy Manual
- b. Any dispute the homeowner has with an outside contractor that said homeowner hired is solely between the homeowner and that contractor.