

Q: What are my upkeep responsibilities as a property owner?

A: Please refer to Section 9: Upkeep of Units by Unit Owners (Bates pages 959-961), as found in the [Master Deed](#) on the [Rules and Regs](#) link.

Q: Is the HOA responsible for communicating Wyndemere's parking and other peaceful living rules with tenants?

A: Wyndemere HOA does not manage properties other than common areas of Wyndemere. It is the responsibility of property owners or their managers to provide information relevant to rules and regulations prior to occupancy. It is also the responsibility of owners and property managers to provide the HOA the required documents for Resident Parking Decals for their tenants prior to occupancy.

Q: What is HO-6 Insurance and why do I have to maintain a policy at all times? HO-6 information - please refer to [Master Deed](#) (Bates page 971) Rules and Regulations. (HO-4 insurance is required of all tenants.)

A: HO-6 Insurance is a requirement in the Master Deed. HO-6 insurance covers you for damages to personal property, damages you may have caused a neighboring property and upgrades you have made to your home. See full explanation attached and Master Deed Part 2 link, Page 20 (1003), "Insurance by Unit Owners." All property owners will provide proof of HO-6 insurance annually.

Q: What can I do to prevent water damage(s) inside my unit/contiguous unit. Is there a recommended check-list of maintenance items I can perform inside my home to save money and to keep a neighbor beside or below from having a problem?

A: Owner Maintenance Items - Monitor for leaks from dishwashers, washing machines, commodes and showers. Check and/or replace hot water tanks and dryer vents according to manufacturer recommendations. Water leaks in rental units must be reported to property owners or managers by tenants.

Q: How do I get a key fob for the swimming pool?

A: The pool is maintained by Yacht Cove. Property owners whose Yacht Cove annual dues are current, may contact a Yacht Cove Board member to arrange pickup of a fob. Tenants please contact your property owner or manager. Yacht Cove annual fees must be current on your unit.

Q: Where do I get tennis court keys?

A: Call the Yacht Cove Hotline: 843.785.6838. Again, Yacht Cove annual fees must be current.

Q. What happens if there is a water leak?

A: As an owner, it is your responsibility to first contact a plumber to assess the situation. Tenants should contact their property manager or property owner first. If the leak is in danger of causing serious, immediate damage to any unit, please call the Wyndemere emergency line to request building water shutoff. In the event of a water pipe and/or plumbing leak, Wyndemere assumes no responsibility other than to shut off the water once notified to avoid further damage. According to the covenants and the bylaws, any pipe servicing a single unit is the responsibility of the unit owner. If a unit incurs damage by a leak originating from another unit, all damages and repairs are to be resolved between the various owners of the units and/or their respective HO-6 policy carriers.

Q: How do I obtain a parking decal for my car or tenant's car and overnight guest?

A: Please fill out form on the HOME page of the website prior to taking residence in Wyndemere, or prior to your guest's arrival.

Q: How do I obtain copies of Wyndemere HPR documents?

A: Please submit requests through the "Contact" form on the web page after reviewing the procedures linked below.