

# HOLIDAY TOWERS CONDOMINIUM

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All Holiday Towers Owners

RE: Building/balcony repairs

Dear Homeowner:

With the recent required balcony repairs the Board of Directors would like to share with all Owners the information stated in the Declaration of Covenants, Conditions and Restrictions for Holiday Towers as follows:

## Article VII – Exterior Maintenance

Section 7.01. **Responsibility of Association.** In addition to maintenance of the common area, the Association shall provide exterior maintenance upon each unit, as follows: paint, repair, replace and care for roof surfaces, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. Such exterior maintenance shall not include glass surfaces.

Repairs being done for all units are the Association responsibility since their balcony are considered the roof of the units below them.

Section 7.02. **Responsibility of Owner.** In the event that (a) the Board of Directors should determine that the need for maintenance or repairs by the Association as provided for in 7.01 is caused through the willful or negligent act of an owner, his family, guest or invitees and is not covered or paid for by insurance, then the cost both direct and indirect, of such maintenance or repairs shall be added to and become a part of the assessment to which such owner is subject.

The Board of Directors wants everyone to know that moving forward if there are any issues with balconies such as causing leaks to units below due to negligent it will be your responsibility for any damages and cost to your unit and the surrounding units affected.

**PLEASE SIGN BELOW TO ACKNOWLEDGE RECEIPT OF LETTER AND RETURN TO HOLIDAY TOWERS HOA OFFICE.**

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Unit

\_\_\_\_\_  
Date

**ON BEHALF OF THE BOARD OF DIRECTORS**

Regards,

*Katy Swimm*

Association Manager

OMNI management services, Inc.