

# Toxaway Views Garages

Garages in Toxaway Views are defined by the Condo Phase Declarations “to be limited common areas, as that term is itself defined in the original Declaration of Unit Ownership. The exclusive right to use any particular garage space shall be assigned initially by the Developer to a Unit owner, and that right to use shall thereafter be assignable by that Unit owner to any other Unit owner, and so forth. Having such an assignment will vest the holder thereof with the right to treat the garage space as limited common area appurtenant to that Unit owner's condominium Unit. **No person who is not the owner of a Unit at Toxaway Views shall be eligible to hold an assignment of the right to use any limited common area, including these garage spaces.**” In short, garages are actually owned and maintained by the HOA.

The Developer (TF), had the garages in bldg. 7 & 8 wired directly into the building/grounds common area meter. Bldg 5 garages have meters but at least one, probably all, of the garages still has power to door operator, light(s), and outlets, even though said owner long since had his metered service disconnected. If a garage user in bldg 5 is paying Haywood for service and believes he does not have power otherwise, contact Management for an audit to verify.

It is known that some garages have, or have had, freezers, refrigerators, one or two running dehumidifier(s), electric heater, fans and/or lights on 24/7, office, workshops, and etc. The garage users pay no additional HOA maintenance fees, taxes, or repairs for their exclusive use.

The TV BODs has brought up and discussed numerous times over the years as to how to rectify the unfairness of ALL homeowners paying for the benefit of the garage electrical usage to a few owners. The apparent solution would be to have each garage separately metered with the exclusive user paying his own. However, it was determined that garage wiring, at least in bldg. 7 is intermingled between garages, perhaps requiring extensive re-wiring to separate. It was also established that having separate meters would require users to pay Haywood Elect a separate connect fee plus a \$30/Month minimum electric charge each.

Attempting to be as fair as possible, the BODs, not wanting to get involved in policing individual users and selectively assessing usage fees, established a uniform garage elect usage fee of \$15/quarter (\$5/Month) effective 1 Jan 2019.

## Garage Assignments

| Gar 1  | Gar 2   | Gar 3   | Gar 4  |
|--------|---------|---------|--------|
| Cronic | Mannion | Bateman | Strick |
| 204    | 605     | 702     | 706    |

Building 7 Garages – Facing

## Toxaway Views Garages

|  |                         |                           |  |
|--|-------------------------|---------------------------|--|
| Gar 1<br>Brice<br>No Elect/No Fee<br>506 | Gar 2<br>Michaud<br>501 | Gar 3<br>Schuiling<br>405 | Gar 4<br>McConnell<br>No Elect/No Fee<br>406 |
|--|-------------------------|---------------------------|--|

Building 5 Garages – Facing

|                        |                                 |                        |                        |
|------------------------|---------------------------------|------------------------|------------------------|
| Gar 1<br>Garett<br>805 | Gar 2<br>Harper<br>Not Declared | Gar 3<br>Hooker<br>806 | Gar 4<br>Hooker<br>804 |
|------------------------|---------------------------------|------------------------|------------------------|

Building 8 Garages – Facing