



**Briar**

**Patch**

Briar Patch Homeowners' Association, Inc. Website: [briarpatchnpr.com](http://briarpatchnpr.com)

6525 Thicket Trail, New Port Richey, FL 34653

**BRIARPATCH TOWNHOMES & VILLAS**

**HOMEOWNERS ASSOCIATION Inc.**

January 5, 2026

**To Whom it may concern:**

The following statement is in regard to questions regarding the HOA'S responsibility regarding our roofs. The Briarpatch HOA Inc. is responsible for scheduled replacement of the roofs and general leak services. We have a 25 year GAF Golden Pledge warranty on each roof. This warrants against leaks and shingle failure, in a pro-rated fashion over time. Each home owner is required by Deed Restriction to have HO3 Home Owners insurance covering their unit in its entirety.

**Excerpts from the Bylaws**

**Bylaws:** F. Procure and maintain adequate hazard insurance, liability insurance, and termite treatment insurance on real property owned by the Association. **All homeowners are required to procure and maintain adequate hazard insurance, liability insurance, and termite treatment insurance on the respective privately owned unit.** (bylaws finance #7)

H. Provide exterior maintenance to privately owned units within the Briar Patch community as follows:  
**4. Provide for roof leak services; (This does not include storm related damage.) 7. Scheduled re-roofing**

**Deed Restrictions:**

33. Briar Patch Homeowners' Association, Inc. is governed by Chapter 720, Florida Statutes, and is a nonprofit corporation, not subject to condominium Statutes or rules. Each homeowner owns his or her lot including the residence thereon, and the Association has no obligation to insure the Lots and residences. **Each homeowner is required to purchase HO3 insurance covering their residence. Their insurance Declarations page stating their name and address and policy dates of coverage, must be submitted to Briar Patch HOA, and also upon each subsequent renewal of their insurance coverage, within 30 days of procurement.**

Any questions may be directed to the HOA at [Briarpatchnpr@yahoo.com](mailto:Briarpatchnpr@yahoo.com).