

**BUILDING EXTERIOR MAINTENANCE POLICY
BOARD APPROVED MAY 26, 2015**

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References: In the Declarations 5.01: "The Association shall operate, maintain, repair and replace, as a common expense, the following portions of the subject property:", the *only* building reference is: Declarations 5.01.5 "Building Exteriors. The Association shall perform periodic exterior wall painting of all units." There are no other Association responsibilities specified.

Declarations 5.02: "By the Owners. Each owner shall maintain his unit and all improvements upon his lot in first class condition, except those portions of his unit and lot which are to be maintained by the association as discussed above. Included within the responsibility of the owner, shall be windows, screens, sliding glass doors, garage doors and doors on the exterior of his unit, and framing for same; all landscaping and improvements within any fenced or walled-in area of the owner's lot; and all fences on the lot, all of which shall be maintained by the owner in good condition and repair and in a neat and attractive manner".

Preamble: In 1993, the Board issued a clarification of the policy which it had adopted regarding the repair and maintenance of garage and other exterior doors. That Board of Directors determined that it was in the best interest of the Owners that the Association be responsible also for the painting of garage doors and exterior doors so that there would be a uniformity of color.

What has transpired in subsequent years is that the painting contractors have also been required to make minor repairs, again to ensure a uniformity of appearance and color. What has also transpired is that there have been occasional issues/disputes which were resolved but not documented. Therefore, this Board has issued the following further clarifications:

Policy for Building Repairs:

Unit Owners are responsible for all routine and structural maintenance of the exteriors of their units. The Association will contract with painters to perform *only* minor repairs such as narrow crack filling, surface sanding and removing rust during the scheduled cycle of building painting.

Policy for Sidewalk and Driveway Repairs:

The Owners, **not** the Association, are responsible for any and all repairs to damaged, cracked or otherwise deteriorated driveways and sidewalks, and for their routine cleaning.

Note: where a sidewalk is determined to be 'shared', all the rules in Declarations 5.02 apply.

Policy for Roof Replacement and Repairs:

The Owners, **not** the Association, are responsible for any and all repairs and replacement of roofs. See Declarations 5.03.

Policy for Party Walls:

The Owners, **not** the Association, are responsible for any and all repairs and replacement of party walls.

See Declarations 9.