

Resolution #12 Establishing Unit Owner Maintenance & Care Standards
(Amended 8/15/2016)

WHEREAS, under the Declaration, Article XXV, Section 25.2, the Executive Board is empowered to adopt and amend Bylaws, Rules and Regulations; and

WHEREAS, these standards were circulated to unit owners in compliance with the Declaration, Article XXIV, Section 24.1, Right to Notice and Comment; and

WHEREAS, the newly amended Subsection 47-257 (e) of the Common Interest Ownership Act (CIOA) has expanded the type of behavior for which owners may be liable to include the unit owner's gross negligence or failure to comply with a written maintenance standard that the association has adopted; and

WHEREAS, the Act authorizes the association to assess the portion of the common expense above any insurance proceeds the association received, whether or not that portion results from the application of a deductible, against that owner's unit;

THEREFORE, BE IT RESOLVED that the Executive Board adopts the following standards (attached) for the proper maintenance and care of certain aspects of the components of a unit. Execution of these standards and care are the responsibility of the unit owner and that;

BE IT FURTHER RESOLVED that in the event of damage to a unit as a result of non-compliance with these standards for maintenance and care, the Executive Board, may after Notice & Hearing, assess the unit owner for a portion of or the total of the common expense associated with the repair of the damage.

To Be Effective on July 1, 2010.

Adopted by vote of the Executive Board on May 10, 2010 after giving all unit owners notice and an opportunity to comment.

Amended by vote of the Executive Board on February 11, 2013.

Amended by vote of the Executive Board on February 16, 2015.

Amended by vote of the Executive Board on August 15, 2016.

President, Carol Ann Manzella

Secretary, Diane Gerber

Resolution #12 Establishing Unit Owner Maintenance & Care Standards (cont'd)

Unit Owner Maintenance & Care Standards

- Reasonable precautions shall be taken to ensure that the unit interior temperature is maintained at a minimum of 55 degrees to protect against the freezing of water pipes.
- When the unit is not occupied for an extended period (more than 7 days), the main water supply valve must be closed. However during cold weather, if your heating system requires water, you must isolate other fixtures by closing the individual supply line valves.
- Clothes washing machines must be fitted with braided, burst-proof water hoses. When appliances, such as dishwashers and refrigerators, are serviced or replaced the water connections must be made with braided, burst-proof water hoses or similar secure connections.
- Dryer vents, lint filters, associated exhaust ducts and exterior exhaust vents must be kept free of obstructions and must be cleaned at least annually.
- The hot water heater must be periodically inspected for signs of rust or leaks and immediately repaired or replaced as appropriate. The heater must be replaced after 10 years or at the expiration of the warranty, whichever is earlier. This requirement does not apply to hot water storage tanks that are integrated into the heating system nor to on demand water heaters.
- Any appliance or fixture that has a water leak must be promptly repaired.
- Garden hoses must be removed from the exterior faucets by November 1.
- Any sign of an interior water leak must be promptly reported.
- The garage door opener mechanism and all other associated door operating hardware(except for door hinges - exclusive of rollers) must be maintained in good repair in order to prevent "black streaks" on the exterior of the door and to prevent any damage to the wood door. Annual lubrication of all moving parts is required.
- Outdoor cooking grilles must not be located near any surface that can be damaged by excessive heat or flame.
- Smoke alarms must be maintained in serviceable condition which shall require periodic testing and annual replacement of the backup battery. In addition, complete replacement of the alarms at no more than 10 years of age is required.