

Summerville HOA

Policy for Exterior Maintenance Pursuant to C.R.S. §38-33.3-209.5(1)(b)(IV)

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for enforcing policies rules and regulations and other governing document of the Association.

1. Scope:

To adopt a procedure and policy outlining procedures to be followed for enforcing policies rules and regulations and other governing document of the Association.

2. Specifics:

Summerville HOA Maintenance Requirements:

- The HOA is responsible for exterior maintenance of stucco/siding, roofing, and all Common Area maintenance, including Common landscaping within the HOA

Summerville Owner/Member Maintenance Requirements:

- Owners/Members are responsible for:
 - Maintaining their foundation/s and crawl spaces
 - Including keeping spaces free of mold. If water damages the stem walls or foundations, the Owner of the unit where the leak originated is responsible for repairing/restoring any and all units impacted by moisture/leaks.
 - Exterior water spigots and any damage water creates from them from negligence or misuse.
 - Windows and all doors.
 - Decks and patios:
 - Owners/Members shall maintain their decks so they are not a danger to themselves or others.
 - Pest terminations is the sole responsibility of the Owners/Members.
 - Cooling units and their maintenance. If a cooling unit damages the roof from leaking, the Owner/Member shall pay the cost of repairing the roof or siding/stucco.

All exterior maintenance must first be approved by the Board by emailing hoa@brayandcom.com

3. **Definitions:** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

4. **Supplement to Law:** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

President's Certification: The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

Summerville Home Owners' Association

Robert McGell

President

Effective Date: 9-24-2019