

## Association Maintenance Policy

Adopted: May 2, 2019

The following procedures have been adopted by the Garden Grove Homeowners Association ("Association") pursuant to the provisions of C.R.S. §38-33.3-209.5, C.R.S. §38-33.3-308, the Association Documents, and The Act, at a regular meeting of the Board of Directors.

**Purpose:** The Board of Directors has the duty to manage the Association and regulate the Maintenance of all common elements. The Association Documents establish rules and obligations of the Members. This Policy sets forth the procedures for enforcing the provisions of the Association Documents and The Act.

**Authority.** The Board has the power and duty to hear and make decisions regarding violations of the Association Documents to impose fines or other sanctions against Members. The Board may determine appropriate enforcement action on a case by case basis and take other actions as it may deem necessary to assure compliance with the Association Documents and to create a safe and harmonious living environment.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Policy to govern the enforcement of the Association's Documents, Rules, and Restrictive Covenants:

The Association shall provide such maintenance and repair to maintain a first class condition as follows:

1. Paint:
  - a. Repainting of the exterior of the townhomes will take place when the HOA Board of Directors determines that the paint has come to the end of its expected life span.
  - b. This does not include touch-up painting for cosmetic purposes.
2. Roofs:
  - a. The HOA will replace the roof shingles of the townhomes when the Board of Directors determines they have come to the end of their expected life span.
  - b. In case of a roof leak, the faulty shingles will be repaired.
  - c. The HOA is not responsible for repair or replacement of the substructure.
3. Gutters and downspouts:
  - a. The HOA will maintain as needed as determined by the Board of Directors.
4. Driveways, sidewalks (not the city owned common sidewalks), patios, and the HOA privacy fences:
  - a. Repairs will be done in the following order, based on:
    1. If there is a safety hazard
    2. If there is structural failure
    3. If there is cosmetic concern
  - b. Repairs are done with the approval of the Board of Directors

5. Stucco:
- a. Repair of the exterior building surfaces will be done in cases of major structural failure as determined by the Board of Directors after seeking advice from a contractor.

HOA Maintenance Exclusions:

Glass surfaces, exterior light bulbs, doors, screens, roof jacks, roof vents, and windows are the Owners' responsibility unless otherwise determined in writing by the Board.

An Owner shall not paint or change the appearance of the exterior of each Owner's townhome without prior written approval of the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Garden Grove Townhome HOA, a Colorado nonprofit corporation, certifies that the foregoing Resolution was introduced for first reading at a duly called and held meeting of the Board on May 2, 2019, and is hereby approved and adopted by the Board, at a duly called and held meeting of the Board on May 2, 2019, and in witness thereof, the undersigned has subscribed his/her name.

Garden Grove Townhome HOA

By:   
President

By:   
Secretary