

Falls Village Homeowners Association

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 an Exterior Maintenance Policy in accordance with the governing documents of the Association.

2. Specifics:

Falls Village HOA Maintenance Requirements:

Per the Association's Declaration, Article VI. Section 6. ii. (page 10): The Association reserves the right to grant the maintenance responsibility of certain areas on each Lot to the Lot Owner, and the Lot Owner is obligated to accept said maintenance responsibility.

- Roofs: Each Owner is responsible for the maintenance of their section/portion of roof over their unit. Each roof, if shingles have not been replaced in the last 20 years, but have a new roof installed by November 30, 2022 or fines/penalties will be assessed until completed.
- Fencing: The Association is only responsible for the maintenance/repair of the front exterior fence and not any gates located in the Association.
- Painting: The Association is responsible for the exterior unit painting, but this cost may be Special Assessed to the Owners of each building prior to commencement in accordance with the Association's Declaration.

Falls Village Owner/Members 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 places of egress/doors.
- Decks, front porches and patios.
- Gutters and Downspouts
- 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/exterior surfaces.

All exterior maintenance must first be approved by the Board.

- 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.
- 5. Deviations:** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
- 6. Amendment:** The Board of Directors may amend this procedure from time to time.

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.



September 15, 2021