

# Good Hope Townhomes 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 documents 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:

**Good Hope Townhomes HOA Maintenance Requirements.** The Association shall be responsible for maintaining:

- **Roofs** and all accompanying roofing materials, included but not limited to:
  - Sheeting/substrate; tar paper; ice shield; flashing; drip edge; shingles; vents and jacks/boots
  - Exclusions: if a roof has a skylight installed and there is leaking around the skylight, the Owner is responsible for all repairs to the unit, both on the roof/exterior and inside/interior of the unit.
  - Cooling units that have penetrated the roof and cause water damage or any other damage to the roof is the full responsibility of the Owner for all exterior and interior repairs.
  - Any damage created by cooling units, satellite dish penetrations, etc., must be repaired by the Owner of the Unit where the damage originated.
- **Fencing:** See the Fence Map for fencing designation. The Association is only responsible for HOA, Common owned fencing designated on Board approved Fence Map.
- **Painting:** The Association is responsible for the exterior Common painting, which includes but is not limited to:
  - Exterior siding/stucco; soffit; fascia; trim; caulking.
  - Exclusions: Carports. All carports maintenance is the sole responsibility of unit Owner/s.
- **Landscaping:** The Association is responsible for all common area landscaping. Review the Association's plat map/s or County records for common element designation vs. limited common element designation.
- **Domestic Water Lines in Common Areas:** The Association shall maintain all domestic/Clifton Water lines to the point that they touch the exterior stem wall/foundation of any unit.

## Good Hope Townhomes HOA Owner/Member Maintenance Requirements.

Owners/Member shall be responsible for:

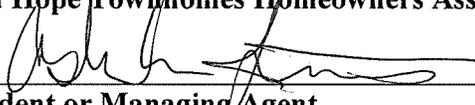
- Maintaining their foundation/s and crawl spaces.
  - Including keeping spaces free of mold. If water damages the stem walls or foundations, the Owner of the unit where the leak originated is responsible for repairing/restoring any and all units impacted by moisture/leaks.
  - Interior leaks are the full responsibility of the Owner where the leak originated from.
- Although the Association pays for Water/Sewer/Trash, exterior water spigots and any damage/s water created from them from negligence or misuse are solely owner responsibility. The Owner is responsible for all water/electrical/utility lines the moment they touch the exterior of the residence and enter the unit.
- Windows and all places of egress/doors/screens/skylights.
- Decks, front porches and patios.
- Pest terminations is the sole responsibility of the Owners/Members on their individual unit.
- Cooling Units, their components, maintenance, and replacement. Including but not limited to maintenance of the cooler jacks and any impacted roof spaces as the result of damages created through owner negligence of the cooling unit.
  - Swamp Cooler Cover: All homeowners are required to use proper swamp cooler covers during the off-season. Swamp cooler covers must be made of canvas or a material specifically designed for the purpose of covering a swamp cooler that allows the attic space to properly vent moisture. The use of tarps or other makeshift coverings is strictly prohibited, as they are not intended for this use and can cause significant damage to roofs, including moisture retention and mold growth.
- Vegetation:
  - All vegetation, including but not limited to trees, shrubs, bushes, grass, and vines, must be kept at least six (6) inches away from all Common and limited common Elements, such as siding and stucco, gutters, roofs, fences, and other HOA-maintained structures. Homeowners must ensure plant growth does not encroach upon damage or contribute to the deterioration of these Common Elements or limited common elements like the foundation and walkways.
- Pet Waste:
  - All pet owners are responsible for the immediate and proper cleanup of pet waste on their Lot, any Common Elements, and shared community spaces. Pet waste must be disposed of in a sanitary manner and in accordance with local regulations.

All exterior maintenance must first be approved by the Board by emailing [contact@hoaservicesco.com](mailto:contact@hoaservicesco.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.
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.

**Good Hope Townhomes Homeowners Association**

  
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**President or Managing Agent**

**Effective Date:** 4.30.25