

Stony Ridge Condominium Association Policy Statement

Policy Number: SR06

Policy Title: Exterior Building Maintenance

Date Adopted: October 2013

Date Revised: February 2019, November 2020

Policy Statement: The Association is responsible for the maintenance and repair of all the exterior structures within the community. These responsibilities include: roof repair and replacement, exterior painting, concrete repairs and replacement [driveways, sidewalks, curbs, front porch slabs], roof gutter cleaning and repair, brick siding repair and tuck pointing, along with mail kiosk and gazebo maintenance.

Co-owners Responsibilities: The co-owners of each unit are responsible for the repair and replacement of all windows, screens, door-walls, front entry door including the storm door and sidelights, garage door, air conditioning units, and most downspout extensions.

NOTE: The Association is responsible for the installation and maintenance of the downspout extension at the corner of the garage closest to the sidewalk that leads to the front porch. All extensions in this location have been re-routed underground to a dry well [started the summer of 2018]. Should this fail to operate properly, the Management Company should be contacted and the extension will be repaired. If the co-owners wish to have the same downspouts on the unit done in the same manner, it is the co-owner's responsibility and the cost and maintenance incurred will be theirs.

Exterior Alterations: Under no circumstances shall co-owners **change or modify** the exterior appearance of any unit in the community without the written approval of the Board of Directors.

Annual Inspection: Once a year [usually in the spring] the Board and the Property Manager will complete an in-person visual inspection of all the structures in the community. The objective is to formulate a list of repairs that need to be made during the coming year. Should co-owners be aware of a concern, please contact the Management Company, as soon as you can, so the Board can review this issue. Please do not wait for the Annual Inspection to share this information.

If co-owners feel there is a concern to the exterior of their unit or the surrounding yard, a request for this concern should be submitted to the Management Company in writing as soon as possible. These requests should not be made to Board members.