

plates. Uninsured, unlicensed vehicles are subject to towing at the owner's expense.

Section 5. Maintenance and repair work to individual homes

- a) All owners must perform promptly all maintenance and repair work to their home which, if omitted, would affect the Community in its entirety or in a part belonging to other Home Owners, or the building of which their home forms a part, the owner being expressly responsible for the damages and liabilities that their failure to do so may engender.
- b) All the repairs to internal installations of the home located in and servicing only that home, such as telephones, sanitary installations, heating/cooling system including the exterior air conditioning, pipes, wires, and conduits located within or without the same home unit shall be at the home-owner's expense. Painting and decorating of the inside of the homes, repairs and replacements to the homes including windows (including all glass breakage), doors, windows and doors which open from a home and repairs to the HVAC (heating/air conditioning system), shall be made by the respective Home Owners at their own expense. Please note that installing new Doors, Windows and a new air conditioning system require approval from the Board.
- c) All maintenance, repairs, and replacements to the common elements of the property including but not limited to exterior walls, roof, and roof members as well as all maintenance, repairs and replacements to any public utility lines as are located in the common elements and serve one or more homes, and exterior maintenance shall be a common expense.

Section 6. Alterations and Modifications

- a) Compliance: All work done pursuant to this Section must be done in accordance with all applicable rules, regulations, permits and zoning ordinances of any governmental agencies having jurisdiction thereof. This is solely the responsibility of the Home Owner, and the Board of Managers assumes none of that responsibility by approving a Request to Modify.
- a)b) Any damage done to common areas as a result of a Homeowner doing alterations/modifications to a patio, windows etc. shall be repaired at the Homeowners cost, promptly.
- b)c) Board approval: No work done pursuant to this Section may be commenced without the prior written approval of the Board of Managers. An Architectural Modification Form* and Hold Harmless form• must be submitted to the Board before approval can be considered. In the case of a request for a Basement Egress Window, an application for Architectural Modification (Egress) Form* must also be submitted along with a damage deposit of \$1,500.00. The Board shall have the obligation to answer within thirty days from the receipt of properly submitted requests and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration. Upon satisfactory completion and inspection of the work, the damage deposit will be refunded. . Failure to

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