

RENAISSANCE AT PETERKORT WOODS HOMEOWNER'S ASSOCIATION

REVISED ADMINISTRATIVE RESOLUTION 2010 – NUMBER 2

(REPLACES REVISED ADMINISTRATIVE RESOLUTION – NUMBER 2 DATED JANUARY 2010, ADMINISTRATIVE RESOLUTION 2009 – NUMBER 7 DATED APRIL 2009 AND ORIGINAL ADMINISTRATIVE RESOLUTION 2010 – NUMBER 2 DATED MARCH 31, 2010)

AREAS OF MAINTENANCE RESPONSIBILITY

WHEREAS, Article 4, Section 4.7 of the Bylaws, and Article 5, Section 5.19 of the Declaration of Renaissance at Peterkort Woods empowers the Board of Directors to adopt, modify, or revoke rules and regulations governing the operation of the Association, conduct of homeowners and/or use of the Lots and Common Area;

WHEREAS, Article 7, Sections 7.1 and 7.2 of the Declaration, defines maintenance responsibilities of the Association and/or Owners for certain areas located on Lots;

WHEREAS, Article 7, Section 7.1, provides that the Board may, by policy resolution, clarify the Association's maintenance obligations or identify other elements to be maintained by the Association; and

WHEREAS, the Board desires to make adjustments to clarify the Association and Owner maintenance obligations;

NOW THEREFORE, BE IT RESOLVED that ATTACHMENT A hereto is adopted and incorporated by reference;

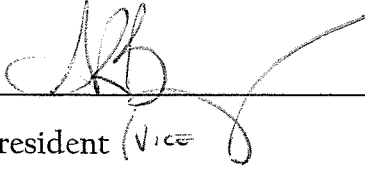
BE IT FURTHER RESOLVED that the cost for repair of items, listed on ATTACHMENT A hereto and identified as falling under Association responsibility, that are damaged by the willful or negligent acts or omissions of an Owner, an Owner's family, tenants, lessees, guests, invitees, contractors or agents, shall be borne by the Owner and assessable against the Owner's Lot to the extent such damage is not covered by the Association's insurance policy, whether due to lack of coverage for the item, or other unavailability of insurance proceeds, including amounts subject to the Association's deductible;

BE IT FURTHER RESOLVED that all other maintenance, repair, and replacements to the Common Area shall be made by the Association and shall be charged to all Owners as a common expense; and

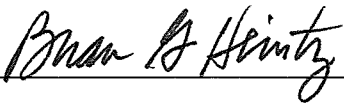
BE IT FURTHER RESOLVED that if an Owner fails to meet the Owner's maintenance, repair, and replacement responsibilities under the Declaration, Bylaws, or this Resolution and ATTACHMENT A in a timely manner, the Association may (subject to requirements for notice and opportunity to be heard) levy enforcement fines, along with necessary administrative fees, the amount of both to be determined from time to time by the Board, all of which shall continue until the needed work is satisfactorily completed. The Association may also enter Owner Lots to conduct maintenance, repairs, or replacements or to prevent imminent injury or damage to other units, Owners, guests,

invitees or other persons, or to protect Common Areas, and may charge such costs to the Owner responsible therefore, and such Owner's Lot.

APPROVED:

  
\_\_\_\_\_  
President (Vice)

12/1/10  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary

12/1/10  
\_\_\_\_\_  
Date

Attachment A, Revised Policy Resolution 2010 – Number 2, Areas of Maintenance Responsibility

Responsibility	Description
Association	<ol style="list-style-type: none"><li>1. Roof cleaning, treating, maintenance, repairs and replacement, including roof decking and flashing</li><li>2. Painting, repair, maintenance and care of roof overhangs and eaves</li><li>3. Roof gutters and downspouts – cleaning, maintenance, repairs and replacement</li><li>4. Paint, repair and maintain exterior building surfaces (excludes decks, foundations and window glass and screen repair), including caulking</li><li>5. Maintenance of utilities; sanitary sewer lines, domestic water service lines, and storm drainage lines located in the Common Areas and Lots</li><li>6. All landscape installation and maintenance</li><li>7. Garage &amp; Front Pillar Lights - All maintenance, repair and replacement of stone pillars and light fixtures. Light bulb replacement to be performed on maintenance cycle for these fixtures only</li><li>8. All metal and other railings on homes are the responsibility of the association to maintain and repair as necessary and determined by the Board of Directors</li><li>9. Pest control limited to wood boring insects such as carpenter ants and birds</li><li>10. Cleaning, maintenance, repair, and replacement of exterior Dryer vent covers and outlets (Owner to clean, maintain, repair, and replace, as necessary, interior dryer vent lines from dryers to exterior penetrations to maximum extent feasible – see Owner item 18 below)</li><li>11. Pressure washing of the sidewalks, entry ways and stairwells annually. Deck/Patio surfaces are homeowner responsibility.</li></ol>
Owner	<ol style="list-style-type: none"><li>1. Window washing</li><li>2. Doors, garage doors, window glass and window screen repair and replacement except to the extent of the Association's insurance</li><li>3. Reasonable repairs and maintenance of a party wall</li><li>4. Maintain, repair and replace exterior window glass, window screens, and exterior doors, excluding painting</li><li>5. Unit interiors, including interior wall studs and perimeter insulation.</li><li>6. Interior structures and fixtures, finishes, including floors, walls and ceilings, including water damage to subfloors</li></ol>

7. All heating, air conditioning and utility lines related to the townhouse
8. Telephone, television and communications services and lines
9. Exterior hardware on the building, including house numbers, door locks, etc.
10. Pest control for interior and exterior of units to include but not limited to ants, spiders, bees, wasps, rats, mice, etc.
11. Light bulb replacement for light fixtures that are controlled by individual switch within owner's unit
12. Landscaping and flowers installed by Owner, even with ARC approval
13. All electrical elements including fixtures and lines, unless specifically identified for maintenance by the Association
14. Cleaning, maintenance and repair of decks and patios
15. Winterization of plumbing and foundation vents (- including winterization of exterior hose bibs)
16. Moss control on sidewalks, front porches, decks, walkways, etc. Owners are responsible to keep clean from all debris.
17. Snow removal for adjacent sidewalks and walkways
18. Owner to clean, maintain, repair, and replace, as necessary, interior dryer vent lines from dryers to exterior penetrations

Other elements located on a unit are considered the owner's responsibility for maintenance, repair and replacement, unless specifically identified as the Association's responsibility in the declaration. Interior maintenance is the unit owner's responsibility including situations where the origination of the problem relates to the building exterior where the Association has maintenance responsibilities. A lot owner is obligated to give timely notice to the Association where the Association is required to provide repairs. The Association will need adequate time to locate and define the source of the problem and then to make arrangements for timely repairs. Lot owners are responsible for cooperating with the Association when access to the unit is required to evaluate or make a repair. The Association is not obligated to order work that results in overtime and premium rates for providing services. The Association may back charge the lot owner for situations where the Owner does not provide timely access and cooperation in making repairs in a cost efficient manner.