

The Oaks Condominium Homeowners Association, Inc

Obligations of Owners Policy

Adopted June 6, 2016

The following "Obligations of Owners' Policy" has been adopted by The Oaks Condominium Homeowners Association, Inc. ("Association") pursuant to C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

Purpose: To expand upon the obligations of owners outlined in Section 7 of the By-Laws of The Oaks Condominium Homeowners Association, documenting longstanding policy of the Association which may or may not be written

The By-Laws are of a general nature and do not specifically cover the maintenance and repair responsibilities for several elements that exist within this condominium complex, including, but not limited to, crawl spaces, patios, decks, fireplaces, and garages.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policies with respect to additional owners' maintenance and repair obligations:

1. Crawl Spaces

All maintenance and repair work in the crawl space (for example, sump pumps, plumbing, electrical, furnace vents, etc.) under specific units shall be the unit owner's responsibility and be done at owner's expense

2. Patios

All maintenance and repair work in the patio areas (for example, patio fences, patio slabs, tree/shrub pruning, landscaping, etc.) of specific units shall be the unit owner's responsibility and be done at owner's expense. Patios are not to be used as storage areas and must be kept in good order. Only patio furniture, grills, and clean planters are allowed on patios.

3. Decks

All maintenance and repair work associated with the decks (for example, deck boards (deck surface), deck runners (deck board supports), deck railings, deck siding, etc.) of Penthouse (E) units shall be the unit owner's responsibility and be done at owner's expense. To avoid the potential for leakage and water damage to common elements and other units and/or garages, ongoing maintenance by the owner is required and must specifically include removal of snow from the decks within 48 hours of snowfall. Decks are not to be used as storage areas and must be kept in good order. Only patio furniture, grills, and clean planters are allowed on decks. Excessive weight (for example, large pots and/or potted plants) may lead to structural damage and is, therefore, restricted. To prevent leakage and possible damage, caution must also be exercised in watering any containerized plants. Drip trays/saucers are required for all containerized plants.

4. Fireplaces

All maintenance and repair work associated with fireplaces (for example, chimney sweeping, gas elements, etc.) shall be the unit owner's responsibility and be done at owner's expense. Frequent use of fireplaces will require that chimney sweeping be done on a regular basis to avoid the potential for significant damage to owner's unit and/or neighboring units or buildings.

5. Garages

All maintenance and repair work associated with garages (for example, garage walls, ceiling, and floors, garage doors, garage door openers, etc.) shall be the unit owner's responsibility and shall be done at owner's expense. Due to its hazardous nature, and the potential for fire and significant damage to owner's unit and/or neighboring units or buildings, storage of flammable materials is prohibited. Garage door replacements require Board of Directors' review and approval of an Architectural Control Committee (ACC) request form prior to installation. Replacement garage doors must be painted to match the building exterior at the time of installation or no later than 2 weeks following installation date.

As an extension of 7.2.3 of the By-Laws, an owner shall be obligated to reimburse the Association or any unit owner promptly upon receipt of a statement for any expenditures incurred by the Association or any unit owner or both in repairing, replacing, or restoring any general common elements or the interior or any part of a unit damaged as a result of negligent or other tortuous conduct of such owner, a family member, agent, employee, invitee, licensee, or tenant relating to the elements above.

The Oaks Condominium Homeowners Association, Inc.

By: David L Fairchild
President

The Obligations of Owner's Policy was adopted by the Board of Directors on the 6th day of June, 2016, and is attested to by the Secretary of The Oaks Condominium Homeowners Association, Inc.

Siame Asmann
Secretary