

Stony Ridge Condominium Policy Statement

Policy Title: Exterior Building Maintenance

Date Adopted: February 2019

Policy Statement: The Association is responsible for the maintenance and repair of the all structure exteriors within the community. These responsibilities includes: 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 owner of each unit is 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, most downspout extensions. The Association is responsible for the installation and maintenance of downspout extension at corner of the garage closest to the sidewalk that leading to the front porch. All extensions in this location have been re-routed underground to a dry well (summer of 2018). Should this fail to operate properly the management company should be contacted and the extension will be repaired. If the owner wishes to have the same downspouts on the unit done in the same manner, it is the owner's responsibility and the cost and maintenance incurred theirs.

Exterior Alterations: Under no circumstances shall a co-owner 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 (an agent of the Management Company) will make complete in person visual inspection of the all structures in the community. The objective to formulate a list of repairs the need to be made during the coming year. Should a co-owner be aware of a problem please contact the property manager prior to this walk-about so special attention so that the issue be inspected and dealt with in the appropriate manner.