

Bylaw amendments

5.07. **The board**, at its expense, shall be responsible for the maintenance, repair and replacement of all roofing, siding, gutters, downspouts, soffit, and fascia, including that on four-season rooms, three-season rooms, and porches; along with, any portion of each unit which contributes to the support of the main building, excluding the supports of decks, three-season rooms, and four-season rooms. Exterior staircases serving decks and seasonal rooms also are excluded. In addition, the board shall maintain, repair, and replace all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which may be located within the unit boundaries. The board shall be responsible for maintenance, repair, and replacement, as might be required for the bringing of water, electricity, gas, and sewer service to the unit, as part of the association's common expenses.

5.08. **The owner**, at the owner's expense, shall be responsible for:

- (1) All the maintenance, repair and replacement needed within the owner's unit, and all the unit's doors and windows,

plus their components. Exterior and interior cleaning also is the owner's responsibility. Owners are responsible for all internal installations in a unit, such as kitchen appliances; lighting fixtures and other electrical fixtures; fireplaces, chimneys, and their liners; garage doors, garage door openers and controls; heating, plumbing and air conditioning fixtures or installation; and any portion of any other utility service facilities located within a unit's boundaries. Owners also must maintain, repair, and replace all concrete or asphalt flatwork that serves a unit, including driveways, sidewalks, steps to front porches, front porch floors, and patios. This excludes snow removal, and sanding or salting on driveways and sidewalks, which is furnished at the Board's expense.

(2) All of the repair, maintenance and replacement of decks, three-season rooms and four-season rooms, excluding siding, roofing, gutters, soffit, downspouts and fascia, including foundations, support posts, bracing beams, cross members, headers, deck boards, railings, steps and all portions of any staircase, platform or other structure serving the deck or

seasonal room. Replacement decks are required to conform to the original deck's footprint.

(3) All of the decorating within his own Unit from time to time, including painting, wall papering, washing, cleaning, paneling, floor covering, draperies, window shades, curtains, lamps, and other furnishing and interior decorating. Each Unit Owner shall be entitled to the exclusive use of such portions of the perimeter walls, floors, and ceilings as lie within the boundaries of his Unit as shown on the Plat, and such Unit Owner shall maintain such portions in good condition at his sole expense as may be required from time to time, which said maintenance and use shall be subject to the rules and regulations of the Board. The interior and exterior surfaces, including flatwork of all windows forming part of a perimeter wall of a Unit shall be cleaned or washed at the expense of each respective Unit Owner. Decorating the Common Elements (other than interior surfaces within the Units as above provided), and any redecorating of the Units to the extent made necessary by

any damage to existing decorating of such Units caused by maintenance, repair or replacement work on the Common Elements by the Board, shall be furnished by the Board as part of the Common Expenses. Nothing herein contained shall be construed to impose a contractual liability upon the Board for maintenance, repair, and replacement, but the Board's liability shall be limited to damages resulting from negligence. The respective obligations of the Board and Unit Owners set forth in the Declaration and Bylaws shall not be limited, discharged or postponed by reason of the fact that any such maintenance, repair or replacement is required to cure a latent or patent defect in material or workmanship in the construction of the property, nor because they may become entitled to the benefit of any construction guarantee or proceeds under policies of insurance. All other exterior maintenance by the Board or the Unit Owner shall be as herein before provided.

5.10 Insurance

(1) Each Unit Owner shall be responsible for carrying condominium homeowners' insurance covering his or her Unit contents, including without limitation all furnishings: wall, ceiling, and floor coverings; decorations; cabinets; fixtures (except electrical wires and conduits, plumbing pipes and air-conditioning components contained within the walls, floors, or ceilings); window treatments; appliances; furniture; and all other personal property contained in the Unit from time to time; all driveways, sidewalks, patios, decks, three-season rooms, and four-season rooms, including foundations, support posts, bracing beams, cross members, headers, deck boards, railings, steps and all portions of any staircase, platform or other structure serving the deck or seasonal rooms.

PASSED 2/17/2024 AT SPECIAL OWNERS MEETING.