

The purpose of this policy is to provide interpretation for the maintenance, replacement and financial responsibility of exterior doors and windows. Article X, Section 2, of our Declaration of Covenants, relates to the Exterior Maintenance of Lots. As stated, ‘The Association shall provide exterior maintenance upon each Lot in the Subdivision as follows:’. Subsection (a) states, ‘Maintain, repair, replace, and care for roof covering, skylights, gutters, downspouts, trees, shrubs, grass, walks and exterior building surfaces except glass;’. Subsection (e) of this section states that ‘Exterior maintenance shall not include cleaning or replacing glass surfaces or maintenance...’

Owners may maintain, repair or replace windows and exterior doors at their individual discretion and at the Owner’s expense. Like other Owner Installed Improvements, the Owner must follow the requirements of Article V - Architectural and Landscaping Control and adhere to current Association architectural standards.

Recorded in the Book of Minutes on _____ (date).

Scott Novogoratz, Board President on _____ (date).