

MAINTENANCE STANDARDS

Refrigerators/Ice Makers must have a copper water supply line installed by a licensed plumbing contractor.

A water detection/water cut off switch/sensor alarm will be installed on all hot water heaters. A pan should also be under the water heater.

All washing machines must be equipped with steel lined hoses.

Water heaters located within or above a living area must be replaced every 10 years.

The heat within a unit should never be set below 60 degrees between the months of November 1st and April 1st.

Dryer vents must be cleaned annually.

It is the responsibility of unit owners to notify the association immediately of a leak or other condition of escaping water within a unit.

Shower/Tub grout and shower floor pans must be inspected every 5 years to determine the need for maintenance, repair, or replacement.

Units with wood burning fireplaces must have their chimneys cleaned annually.

Unit owners must use insured contractors for all work. Evidence of Insurance from their contractor naming the Association as an additional insured must be submitted prior to the commencement of any work.

All unit owners must install a smoke alarm on every level of the unit, including bedrooms.

Unit owners who rent their units must require their tenants have HO-4 homeowners insurance and provide the board with a certificate or copy of the policy.

Unit owners are required to have an HO-6 Homeowners contract.

Under no circumstances should lit candles be left unattended.

Outdoor grilling/fire pits/gas grills are not permitted within 10 feet of any building.

Each unit owner shall be responsible for ensuring that any tenant, guest, invitee, or other occupant complies with each of the maintenance repair and replacement standards set forth above.