

# SUMMERFIELD TOWNHOUSE SERVICE ASSOCIATION NO. 5

## Resolution for Routine Exterior Maintenance

### by The of Board of Directors

WHEREAS, "Bylaws" is the *Bylaws of Summerfield Townhouse Service Association No. 5* and "Association" is *Summerfield Townhouse Service Association No.5*:

WHEREAS, Article IV of the Bylaws states the Association shall arrange for exterior maintenance upon each residential unit which is subject to assessment hereunder, as follows:

paint, repair, replace and care for roofs, gutters, building framing, down spouts, front post lights, exclusive of bulbs, exterior building and wall surfaces exposed to weather.

WHEREAS, Article IV of the Bylaws continues, the Association shall perform such other similar exterior repairs, maintenance and improvements as the Board of Directors of the Association shall from time-to-time resolve to be necessary or appropriate.

WHEREAS, Article IV of the Bylaws continues, Routine maintenance contemplates exterior painting, new roofing, replacement of gutters and down spouts and landscaping as directed by the Board of Directors of the Association. The Board of Directors shall have the authority to determine need for maintenance attention, repair, or replacement and to provide for the expense thereof.

BE IT RESOLVED that the Association will have the responsibility for routine maintenance, repair or replacement of the following items:

Balconies: All structural parts including railing.

Courtyard: The gate and hardware.

Exterior: All exterior light assemblies installed on original structure - (excluding personal security lights).

Fences & Gates: All wooden fences and gates installed on original properties. SCA guidelines are 5' to 6' high cedar "Good Neighbor" fences. Location as follows: west edge of all 94th street properties, SW Lakeside Drive to SW Sattler Rd. North side of 15205 SW 94th Ave. Courtyard brick wall to corner of units 9430 - 9440 SW Lakeside Drive.

Gutters: All gutters, down spouts, and underground rainwater drain pipes to street or storm drains.

Lamp posts: All lamp posts, sensors, wiring to units (excluding light bulbs and glass or plastic panels in unit).

Masonry: All brick walls including the gate, brick chimneys, excluding top wind deflectors or wind diverters.

Painting: All wood exposed to weather, soffits, trim, and garage doors.

Patios: All original patio surfaces excluding homeowner installed roof and gutter systems.

Pests: Exterminate termites or carpenter ants.

Roofs: All roof components, framing, intake and exhaust vents, power exhaust units, flashing, flat roofs.

Siding: All vinyl siding, trim (wood, vinyl, metal).

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BE IT FURTHER RESOLVED that the homeowner will have the responsibility for maintenance, repair and replacement of the following items:

Attic:	All excluding framing
Courtyards:	All fixtures, except siding, gutters, downspouts.
Concrete:	All driveway, walkways, patio, courtyard.
Crawl space:	All
Doors:	All exterior doors, casings, locks, garage doors, frames, operating mechanisms, tracks, remotes.
Electrical:	All -
HVAC	All
Pests and rodents:	All (except termites and carpenter ants)
Mailboxes:	All including posts
Masonry:	Cleaning moss and fungus on inside courtyard brick walls
Skylights:	All (frames, surfaces)
Solar tubes:	All (frames, surfaces)
Solar panels:	All (frames, surfaces)
Water systems:	All fresh water including water heaters, sewer and sink drains to the city sewer connection. If there is a common sewer drain for a building, the common section is the shared responsibility of all owners in that building.
Windows:	All glass, frames and screens

BE IT FURTHER REESOLVED, that homeowners must submit a SCA Architectural and Landscape Change Form to the Maintenance V.P. for approval prior to having any exterior work done. The form will then be forwarded to the SCA for approval. The Maintenance V.P. is charged with overseeing this work so that it is done in accordance with all SCA CC&R's, Bylaws, city, state, county, or federal codes.

BE IT FURTHER RESOLVED that the Association will maintain the exterior of each unit as they were originally constructed. Modifications that CURRENT OR PRIOR OWNERS have made will not be maintained by the association. Examples of common modifications are:

- a) skylights
- b) Solar products
- c) Antennas - TV receivers
- d) Communications devices
- e) Any penetration to original or updated building envelope such as:  
A. C. connections, sump pumps, communication wires, etc.
- f) Decks.

BE IT FURTHER RESOLVED that this resolution supersedes all prior resolutions regarding maintenance responsibilities.

