

Hampton Hall Carriage Home Owners Association, Inc.
Clarification Resolution 092015-01

Exterior Maintenance & Repairs

Whereas Article IV, Section 4.1 of the Supplemental Declaration of Covenants and Restrictions for Carriage Homes at Hampton Hall (the "Supplemental Declaration") states (among other things) that *"The owner of each Carriage Home shall be solely responsible for maintaining, repairing, and replacing as necessary glass surfaces, windows (including caulking), doors (including caulking)..."*, and;

Whereas Article IV, Section 4.1 of the Supplemental Declaration further states that *"As circumstances dictate and based on experience, the Board may make rules in its sole discretion altering the portions of the exterior of the Carriage Homes to be maintained by the Association and the portions of the exterior of the Carriage Homes to be maintained by the Owner"*, and;

Whereas the Board of Directors (the "Board") for the Hampton Hall Carriage Home Owners Association, Inc. (the "Association") desires to clarify maintenance responsibilities for certain exterior building components (specifically windows and doors), and;

Whereas the Board of the Hampton Hall Carriage Home Owners Association wishes to maintain a uniform appearance to the units specifically as it relates to doors and light fixtures,

Now therefore be it resolved that the routine painting of doors and light fixtures on the exterior of the buildings will be maintained by the Association. Any repairs and replacements of doors and light fixtures, and any painting needed as a result of the repair or replacement will be the responsibility of the owner. The following definitions shall apply to windows and doors (as referenced in the aforementioned section of the Supplemental Declaration) and:

Window: An opening in a wall or roof that admits light or air to an enclosure. A Window includes all interior and exterior glass, screening, hardware, and framing (e.g. sash, sill and /or jamb materials, etc.), along with any flashing and / or caulking necessary and / or appurtenant thereto.

Door: A moveable structure for closing off an entrance to a building. A Door includes all interior and exterior glass, screening, hardware, hinges and / or tracks and framing (e.g. jamb materials, threshold, etc.), along with any flashing and / or caulking necessary and / or appurtenant thereto.

Owners shall be solely responsible for the maintenance, repair and upkeep of Windows and Doors as defined above. The Association may elect to caulk around windows and doors in conjunction with regular building painting, **but shall not bear the responsibility to remedy water intrusion issues related to Windows and Doors.**

Signed this 28th day of September, 2015 by:

Hampton Hall Carriage Home Owners Association, Inc.



Charlie O'Connell, President