

# Georgetown Village Condominium

ADMINISTRATIVE RESOLUTION NO. 94-03

## POLICY - PATIOS AND BALCONIES

**WHEREAS**, the Board of Directors of Georgetown Village Condominium purposes to define the Association's policy as it relates to alterations and improvements of the patios and balconies, the following will establish the parameters necessary to do so.

The patios and balconies are Limited Common Elements as defined in Article III, Section 2, of the Bylaws:

The Bylaws in Article V, Section 13a(iv) state:

"The Association shall be responsible for the maintenance, repair and replacement of the following, the cost of which shall be charged to all Unit Owners as a common expense:

(iv) Except as otherwise provided in paragraph (b)(ii) of this Section 13, all balconies or patios;"

"Each unit owner shall be responsible for performing, at his expense, the normal maintenance for any balcony or patio which is designated in the Declaration as being a Limited Common Element appurtenant to his unit, including keeping it in a clean and sanitary condition and free and clear of snow, ice and any accumulation of water, and shall also make, as his own expense, all repairs thereto caused or permitted by his negligence, nuisance or neglect."

Article V, Section 14 (e) further states:

"Nothing shall be done in any unit or in, on, or to the Common Elements which impair the structural integrity of the Condominium, or which would structurally change any building or improvements thereon except as is otherwise provided in these Bylaws, provided, further that interior partitions contributing to the support of any unit shall not be altered or removed without the consent of the Architectural Control Committee."

In view of the foregoing, the Board of Directors has determined that the use of wood, stone, tile, brick, carpet, paint, or other floor coverings cannot be utilized to cover the floor, walls or ceiling of patios, or balconies. An exception will be made to accept any approved alteration of these types which were installed prior to February 1, 1993, so long as said exceptions are maintained by the unit in good physical and/or aesthetic condition and to require the removal of same by the unit owner. A written request for the reinstallation of a removed covering must be submitted to the Architectural Control Committee as outlined below.

The Board of Directors has uniformly denied the use of these materials for reasons of potential aesthetic diversity, potential weight or load considerations, potential moisture and salts retention considerations and long term costs of maintenance and repair consideration as they relate to common expenses.

Exceptions to this policy may be considered by the Architectural Control Committee (or in the absence of said Committee, the Board of Directors). The process for handling exceptions to the policy will be the same as described in the Bylaws of the Association with the stipulation that any written submission (with the exception of that for carpeting) will not be considered without a licensed professional engineer's opinion relative to the structural impact and maintenance cost impact to the Association. The cost of the opinion will be the responsibility of the unit owner submitting the written request.

**Adopted by Board of Directors**

**March 22, 1994**