

SUNBROOK CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

Resolution of the Management Committee

UNIT OWNER MAINTENANCE RESPONSIBILITY

WHEREAS, the Management Committee (“Committee”) of the Sunbrook Condominium Homeowners Association, Inc. (the “Association”) is authorized to administer the affairs of the Association and provide for the enforcement of its covenants and rules and to further establish general guidelines for the Committee to follow in order to discharge its duties to the Association members;

WHEREAS, pursuant to the Condominium Declaration for Sunbrook Condominiums (“Declaration”), and any subsequent Amendments, Unit Owners are responsible for maintenance of their Units;

WHEREAS, Article III, Section 4 of the Declaration states that Rules and Regulations related to the use of Common Areas and Limited Common Areas may be adopted from time to time by the Management Committee;

WHEREAS, Article III, Section 6 of the Condominium Declaration for Sunbrook Condominiums (“Declaration”), states that Owners are responsible for the cost, expense and maintenance of their Units and sets forth the specific parts of the Unit for which Unit Owners are responsible;

WHEREAS, there may be some confusion as to the responsibilities of Unit Owners as pertains to certain areas of the Unit, appurtenant thereto, which are to be maintained by Unit Owners, namely windows and doors;

WHEREAS, the Committee deems it necessary and in the best interest of the Association to adopt this clarifying resolution as it pertains to specific maintenance requirements of the Unit Owners;

NOW THEREFORE, BE IT RESOLVED THAT the following policy is adopted by the Committee as follows:

Unit Owner Maintenance Responsibility Policy

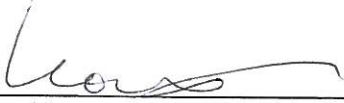
1. Unit Owners are responsible for the cost, expense and maintenance of the interior surfaces and all contents of the Unit.
2. Unit Owners are responsible for the maintenance, repair or replacement of any plumbing fixtures, water heater, heating equipment, air conditioner, lighting fixtures, appliances or other fixtures in or connected with the Unit or that service only their Unit(s).

3. Unit Owners are responsible for the maintenance and upkeep of the exclusively-used patios, decks and garages attached and appurtenant to the Unit;
4. Unit Owners are responsible for the maintenance, upkeep, replacement and repair of all windows and doors within and connected and appurtenant to the Unit.
5. Unit Owners are responsible for the maintenance, upkeep, replacement and repair of all window frames and door frames within and connected to the Unit.
6. To maintain the appropriate aesthetic and look of the community, Unit Owner must receive prior written permission of the Management Committee prior to making any structural alterations, improvements, additions in or to the Unit, patio, garage areas, or in or to the exterior of the buildings.
7. Prior written approval from the Management Committee for any replacement or windows, window frames, doors and door frames must be received prior to commencement of replacement, or any such alteration.
8. No portion of the exterior of the building shall be painted or decorated by Unit Owner.

IT IS FURTHER RESOLVED that violations this Resolution shall subject an Owner to fines or other corrective action as further set forth in the enforcement policies of the Association.

IN WITNESS WHEREOF, the undersigned hereby certify and attest that this Resolution has been duly adopted by the Management Committee.

SUNBROOK CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.



 President

10/10/18

 Date



 Secretary

7/19/18

 Date