

JASPER HEIGHTS CONDOMINIUM ASSOCIATION

Responsibilities of Homeowners and Association

For Maintenance and Modifications

All exterior work at Jasper Heights must be approved by the Board of Directors.

Contractors must be licensed and bonded and are liable for any damage done to the common property and responsible for any damage and restoration

Items listed are examples and are not to be considered a complete list. Refer specific questions in writing to the Board of Directors.

Association

- **Landscaping** – Refer to Landscape Rules and Regulations
- **Buildings** – Roofs, gutters and siding
- **Exterior Painting** and Building Repairs
- **Front outside** stair railings
- **Decks** – Regular scheduled resurfacing and maintenance as required.
- **Fences** – Upkeep and structural integrity of perimeter fences
- **Outside Lighting** – Safety lights, walkway lights, and unit exterior light fixtures.
- **Irrigation** – pipes sprinklers, and pumps.
- **Water system** - from the unit turn off valve outward.
- **Recreation Building and Pool** – All upkeep.
- **Roadways, Sidewalks, Driveways and Signage.**
- **Replace standard mailboxes** as needed. Mailboxes damaged by misuse, autos, etc. will be replaced by the association at homeowner expense. Approved locking mailboxes are purchased by homeowner and installed by the association or installed by homeowner with prior approval.

Homeowner

- **Electrical** – inside light fixtures, light switches wall plugs.
- **Electrical Upgrading with External Grounding.** The Board is to be notified of any electrical upgrading to a unit by using the Comment/Action form available at the clubhouse. Any major electrical work shall be done by a licensed electrician. Upgrading of the electrical system in a unit may require external grounding outside of the residence. External grounding will be routed through the ductwork to reach the back. All exposed wires will be painted to match the siding and/or foundation. With written permission from the Board of Directors, some end units may be allowed to direct the grounding wire to the side of the unit.
- **Doorbells**
- **Water system** – The main water turn off valve is in a well outside the unit. The homeowner is responsible for any water issues from the turn off valve inward.
- **Power washing** of front steps, front sidewalks, and driveways are owner responsibilities.
- **Plumbing** – Water pipe leaks within the unit; repair or replacement of interior plumbing fixtures, e.g. toilets, sinks, baths, hot water heaters.
- **Exterior water faucets.** Will be shut off by the homeowner or resident at the appropriate water turn off for each unit in the fall to prevent winter damage. The exterior

spigot will be left open to allow water in the pipe to drain. Any damage to the exterior water pipe or faucets due to failure to follow this procedure will be repaired at homeowner expense. Contact the Maintenance Chairperson if you have questions.

- **Dryer lint exterior vent** - In addition to keeping the dryer lint filter free from lint, the dryer tubing and exterior vent needs to be cleaned on a regular basis.
- **Chimney cleaning** - Any unit using other than natural gas exclusively for their fireplaces, heating stoves or other heating devices shall have their chimneys cleaned and inspected yearly at homeowner expense. Certification of such will be provided to the Board of Directors.
- **Interior Floor resurfacing**, refurbishment and repair of floor covering
- **Interior Painting**, wallpaper and other surface décor.
- **Mailboxes damaged by misuse**, autos, etc. will be replaced by the Association at homeowner expense.
- **Decks and Patios** – Homeowners will be notified in advance of regularly scheduled deck resurfacing. Damage to the decks because of misuse or placement of heavy items will be repaired at homeowner expense.

No installed outdoor carpet or homeowner painting of any type is allowed on decks.

Permanent awnings may be installed at homeowner expense with permission of the Board of Directors and must meet the requirement for uniform appearance.

Roll down awnings in good condition may remain in place year-round.

The vinyl protective coating on the deck railing is not to be punctured in any way. Clamp devices may be used for flower boxes and feeders.

All flowerpots must be elevated off the floor and on watering pans to prevent deterioration of the decks.

Fenced patios are installed at homeowner expense and must comply with uniform appearance standard, that is, match the deck railing in materials and appearance.

- **Fireplace/Stoves** - In the interest of safety, all units using wood burning fireplaces or stoves (including pellet stoves) are required to provide proof (per fire code) of an annual inspection and cleaning.
The homeowner is responsible for inspection, cleaning, and maintenance of chimneys
- **Grills** - Because of fire hazard, only gas or electric grills are allowed on the decks and patios. Outdoor fireplaces, pits or turkey fryers are not allowed. When using outdoor grills be considerate of your neighbors. Space between the grill and the railing or siding is required to protect from heat damage.
The homeowner is responsible for damages to exterior property.
- **Radon Mitigation** – Radon is a naturally occurring radioactive gas. Homeowners have the option, at their expense, to test their unit and install a radon mitigation system if it is needed. Any installation will occur on the inside of the unit, usually through a closet, and into the attic where it is vented at the backside of the roof. *Prior board approval is required.*
- **Cable or Satellite Installation or Modification** – A Letter of Approval must be obtained from the Maintenance Chairperson or the Board of Directors before any work is scheduled if it will involve exterior wiring or work.
- **Satellite dishes, external antennas** - Nothing may be affixed to the roof. Satellite dishes or other external antennas may not be attached to the structure.
In some instances, with Board approval, satellite dishes may be affixed to the rafter tails.

- **Climate Control** - Placement of heat pump and condenser units may be installed in the rear or to the side of the unit, near the building according to code.
Window installed air conditioning units are not permitted.
- **Windows, daylights, and Security devices.**
Installation of skylights is not allowed, however small tubular daylight devices such as solar tubes may be installed with Board permission and at homeowner expense.
Security doors and window bars may be installed with Board of Director approval and maintained at homeowner expense.
Outdoor window coverings such as awnings are prohibited.

Non-Inclusive List of Items Requiring Prior Approval by the Board of Directors and in Compliance with the Bylaws, and Rules and Regulations

- Structural modifications to the interior of a unit.
- Windows and exterior doors, screen/storm doors, or replacement garage doors.
- Installation of exterior antennas, satellite dishes, television or telephone lines, cable, etc.
- Patio awnings and canvas patio sun covers.
- Landscaping – Any modification.
- Heat pumps, furnaces, and air conditioning units and ducting.
- Tubular daylight devices such as Solar tubes.
- Attic or other insulation.
- Attic fans.
- External light fixtures or electrical work.