

Valhalla Eleven Association

Enclosed Balcony Policy

Several units have enclosed balconies or patios. The building was not designed to have the balconies enclosed. It is the opinion of several contractors that some of our building's stucco problems are because of enclosed balconies. Therefore, the Valhalla Eleven Association Directors have established the following policy, effective immediately.

1. Any balcony currently open must remain open. Current open balconies will not be allowed to be enclosed.
2. The Association will not pay for repairs of enclosed balconies. The owner must pay for any repair issues with their enclosed balcony.
3. Any owner that would like their balcony opened, the association will arrange and absorb the cost for the removal of the balcony windows and, if missing, reinstallation of the railing.
4. Once the current stucco problems have been repaired, any subsequent stucco problem that is determined to be the result of an enclosed balcony will be repaired and the cost charged to the owner of the unit with the enclosed balcony causing the problem.