

Cedar Hollow Association Inc.

Maintenance Standards 2018-19

1. Water Heater replacement Program - Water Heater must be replaced within manufacturer's suggested replacement period. (i.e. a five year tank installed January 1, 2010 must be replaced by January 1, 2015).
2. Washer Hose Replacement Program. Hoses must be rated for twenty years or more ("Floodcheck" hoses or comparable product).
3. Battery Replacement Program for smoke detectors and c/o: detectors and carbon monoxide detectors should be replaced every ten years.
4. Fireplace Chimney Inspection and Cleaning-Biennial (every two years). Owner must see this is on file by September 30th every two years.
5. Maintain adequate heat during winter months at 58 degrees to avoid potential frozen pipes.
6. Dryer Vent Upgrade to metal hoses and Cleaning- Biennial (every two years).
7. Only GAS GRILLS are allowed. They must be pulled away from the building (at least 10 feet from the building) and not placed in front of the privacy wall or near utility and gas lines at the side of the building. All grills must be attended at all times.
8. Bathroom plumbing- plumbing of all toilets (including bottom seals) and showers must be maintained free of leakage. Wall boards around the shower/ toilet area and tiles should be inspected regularly for dampness or discoloration.
9. November 1st through March 15th Unit Owners are responsible for informing the Association if their shut-off does not work or if there is no known internal shut-off for an outside spigot.
10. Air Conditioning condensate (inside your unit) must be cleaned annually during summer months. You must see that nothing obstructs the unit; plants, and all debris should be removed from the unit. You should use only the cover provided during winter months. Do NOT seal up with a tarp. A protection on top is sufficient.

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- Contractors hired by Unit Owners to work in unit are required to be licensed and insured and both the Town and management of Cedar Hollow should be notified of any renovation plans prior to the project's start. No footprints may be changed. No cement floors removed.
- Necessary permits must be on file with the town.

- The Association's Master Policy covers the basic unit as originally conveyed to the unit owner. Upgrades and improvements will not be covered under the Association's Master Policy as well as personal contents. Therefore, it is recommended that all unit owners maintain adequate insurance for their personal belongings and upgrades and improvements.

Please note any damage that occurs must be reported within 24 hours of the occurrence in case there is to be an insurance claim. Management will inspect and determine next step. It is imperative that Unit Owners review their unit for any potential damages on a continual basis.

EMERGENCIES are only any issue that threatens life or property of the unit owner or the association.

Heat in very cold weather that drops down below 55 is an emergency for the owner. While we are not responsible for unit owner furnaces we have a company available for emergency response for owners to contact as a courtesy.

AC units, of which we only address the outside condenser, at this time, are to be assessed by management and we will take the call but it is not an emergency unless there are extenuating serious health issues. There are windows and fans. If an owner has to wait through the weekend, that is acceptable and we will always try to have more than one company on our list or our manager will find someone; not the owner. If owner wants to proceed otherwise and find their own vendor it is at their own expense. Owner must submit written notice of the work completed or it voids our responsibility for the future of the unit.