



GLEN OAKS MASTER CONDOMINIUM ASSOCIATION, INC.

c/o Phoenix Property Management Company

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GLEN OAKS MASTER CONDOMINIUM ASSOCIATION, INC.

RESOLUTION

Previously, at a Board of Directors meeting of the Glen Oaks Master Condominium Association held on April 16, 2012, and thereafter at a Board of Directors and Annual meeting of Glen Oaks Condominium No. 1, Inc. held on April 19, 2012, the following Maintenance Standards were adopted and are to remain in place permanently unless new standards are added in the future due to changes in the Connecticut General Statutes/Common Interest Ownership Act (CGS/CIOA) or as determined by the Glen Oaks Condominium No. 1, Inc.'s Board of Directors. These maintenance standards are in place due to insurance references as well as for the purposes of:

1. Meeting insurance requirements obtained by the Master Association,
2. Protecting the Associations from costs associated with repairs needed as the result of a Unit Owner failing to maintain their units, and,
3. Adhering to the Common Interest Ownership Act (CIOA) as indicated below.

The Common Interest Ownership Act (CIOA) states: *"If any common expense is caused by the willful misconduct, failure to comply with a written maintenance standard promulgated by the association, or gross negligence of any unit owner or tenant or a guest or invitee of a unit owner or tenant, the association may, after notice and hearing, assess the portion of that common expense in excess of any insurance proceeds received by the association under its insurance policy, whether that portion results from the application of deductible or otherwise, exclusively against that owner's unit."*

Compliance with these Maintenance Standards is required for the safety of the entire community and to reduce the causes of condominium insurance claims. Unit owners will be held responsible for the repair costs and any other expenses resulting from the failure to follow any of the Maintenance Standards **in excess of any insurance proceeds received by the Association under its current insurance policy, including the deductible.**

Proposed Maintenance Standards

Hot water tanks

Hot water tanks must be replaced no later than the earliest of:

1. Eight years from the last day of the year it was manufactured. Generally, the last two digits of the hot water heater's serial number represent the year of manufacture.
2. The expiration of the manufacturer's warranty or
3. When the water heater first shows any signs of leaks or rust.

Washing machines

Washing machine hoses must be steel braided. In addition to steel braided hoses, any washing machine located above the first floor of a building must have an automatic shutoff valve.

While it is strongly recommended that the water to the washing machine be shut off after each use, water must be turned off if the unit is vacant for 2 or more consecutive days.

Interior temperature

Unit thermostats must be set at 60 degrees Fahrenheit or higher from November 15 to April 15.

Smoke/carbon monoxide detectors

The following National Fire Protection Association (NFPA) standard must be followed;

1. All unit owners must test smoke detectors and carbon monoxide detectors twice per year during the months of April and October. If the smoke or carbon monoxide detectors are battery operated or have a battery backup, the batteries must be replaced at least once every calendar year and replaced immediately once the detector starts to "chirp" (the low battery warning).
2. If the detector does not go off during testing, or shows any other signs that it is not operating properly, the detector must be replaced immediately.
 - a) All smoke detectors must have labels showing they have passed the tests of the Underwriters' Laboratories (UL) or Factor Mutual (FM). (National Fire Protection Association, NFPA Code 74, Standard for Household Fire Warning Equipment, www.nfpa.org).
 - b) All carbon monoxide detectors must have labels showing they have passed the tests of the UL or International Accreditation Services (IAS) 6-96 safety standards. (NFPA Code 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment).
 - c) All smoke and carbon dioxide detectors must be replaced at least once every ten years.
 - d) If any detector is electronically connected, it must have a battery back-up

Dryer vents

Dryer vents must have rigid, metal hoses or semi-rigid ducts such as a flexible, aluminum duct. Ducts

that are wire-bound white, vinyl flex pipe or wire-embedded foil type **are not allowed**.

Dryer vents and exhaust ducts must be cleaned at least every 12 months by a contractor licensed by the State of Connecticut in Heating, Piping and Cooling.

Electrical

Total electrical usage in any unit shall not exceed the capacity of the circuits as labeled on the circuit breaker box.

Chimneys

(For those units with fireplaces) Chimneys must be inspected every year by a contractor who is certified by the Chimney Safety Institute of America (CSIA) or is a member of the National Chimney Sweep Guild (NCSG). Chimneys must be cleaned and/or repaired when recommended by the CSIA or NCSG Institute.

Repairs/installations

1. All maintenance, repairs or replacements performed on space heating and air conditioning apparatus must be done by a contractor who has a current Heating, Piping, and Cooling License issued by the State of Connecticut and has insurance coverage. Both license and insurance documents should be on file with the property management company before any work commences. All ground air conditioners must be in good, proper working order and not be a noise nuisance to any neighbors that your air conditioner unit may abutt.
2. All maintenance, repairs or replacements performed on water heaters, plumbing and piping must be done by a contractor who has a current Plumbing and Piping License issued by the State of Connecticut and has insurance coverage. Both license and insurance documents should be on file with the property management company before any work commences.
3. All maintenance, repairs or replacements performed on the electrical system and wiring must be done by a contractor who has a current Electrical License issued by the State of Connecticut and has insurance coverage. Both license and insurance documents should be on file with the property management company before any work commences. Note: the Department of Consumer Protection licenses individual electricians, not the electrical company.
4. In addition to holding the above appropriate license, all contractors must maintain a minimum \$1,000,000 in liability insurance.

Fire hazards

No open flames, grills, smoking materials, space heaters or other fire hazards are permitted on second floor balconies nor can they be left unattended or allowed to damage any structure. Second floor balconies in Building 8 have had damages to the vinyl siding causing it to melt. Electric grills would be

the preferred grill for use on a second floor balcony. Any grill or open flame usage on the first floor must be at least 6 feet from the building siding, entry doors and windows to units.

Plumbing

1. All unit owners must check all plumbing fixtures, faucets and exposed pipes, including water pipes and sewer pipes under sinks and in cabinets at least twice a year for leaks or corrosion.
2. Anything that leaks or is corroded must be promptly replaced by a contractor who has a current Plumbing and Piping License issued by the State of Connecticut and insurance.

Air Conditioner Condensation Pump

The air conditioner condensation pump must be inspected at least once a year and the drain plumbing placed in the proper drain system. Any damages to owners and/or neighboring units from air conditioner condensation pump are the responsibility of the owner of the unit and not the condominium association.

Refrigerator

If you do have one, the refrigerator ice maker must be properly connected into the water supply line.

Water Spigots

No running water spigots (interior or exterior) must be left unattended or allowed to cause overflow.

All exterior water spigots on each building must be turned off and properly drained of any existing standing water in the pipes by no later than November 1, of each year. As the turnoffs to the exterior water spigots are located inside the end unit buildings, the owner of the unit is responsible to make sure the exterior water spigot is properly turned off and drained. For assistance, the owner may contact the property management company. All exterior water spigots are not for use only by the unit where it is located as it is a common water spigot to be used by all unit owners in the building.

Shrubs and Plants

Beautification is definitely allowed for unit owners to do, however, it is requested that plantings do not infringe on your neighbor's grounds surrounding their unit nor trees be planted without approval from the association first. No approval, the association does have the right to require its removal.

Parking Rules & Parking Stickers

Every unit in Glen Oaks Condominium No. 1, Inc. is assigned 2 permanent parking spaces strictly for use by those who live in your unit or visit. No unauthorized vehicle shall park in your space and as the owner you do have the right and privilege to contact D&L Towing to remove the vehicle from your parking space. All vehicles for your unit must bear a parking sticker with an identifying number that is on file with the property management company. Periodically, the association will issue new parking stickers.

NOTE: These maintenance standards will **be recorded in the Town of Newington Land Records** for reference and are considered as part of any resale package issued.

RESOLUTION passed unanimously at annual meeting held March 23, 2015.

Dated at Newington, Connecticut this 25th day of March, 2015.

GLEN OAKS MASTER CONDOMINIUM ASSOCIATION, INC.