

Unit Owner Maintenance, Repair and Replacement Responsibilities (Standards)

The Connecticut Common Interest Ownership Act requires that the Association inform Unit Owners of the following Unit Owner Maintenance Standards.

The Connecticut Common Interest Ownership Act permits an Association to assess a Unit Owner for common expenses incurred by the Association in excess of insurance proceeds if the expense is caused by the willful misconduct or gross negligence of a Unit Owner or tenant's failure to comply with these written maintenance standards. The assessment may be made after notice and an opportunity for the Unit Owner to be heard.

Unit Owners are responsible for reporting maintenance problems to the Managing Agent, in writing and within a timely fashion. And, if required, must provide reasonable access to a unit for inspection and/or repairs as needed.

All required maintenance, repairs or replacements must be done by a licensed and insured contractor. The contractor must obtain permits for work where required.

Unit Owners must retain copies of any documentation evidencing compliance with any required standard contained herein in the event that documents of compliance are requested by the Association.

Appliance Inspection

Care and maintenance of all appliances are the Unit Owner's responsibility. All appliances must be inspected annually. Washing machines, dishwashers and hot water heaters must be inspected annually because they can cause severe water damage when a failure occurs.

Bathrooms

Unit Owners must regularly inspect and maintain all tile and grout on the floor and in the bathtub/shower area. The seals around toilets and drains must be properly caulked.

Chimney Inspections and Cleaning

Fireplace maintenance and replacement is the responsibility of the Unit Owner. Unless you have a propane fireplace, chimneys must be inspected annually if fireplaces are used. The Unit Owner must arrange and pay for inspections and any required cleaning, and must not use a fireplace that has not been inspected. Documentation of inspection must be submitted annually.

The exterior repairs to the chimney, which include the surround, cover and cap, are the Association's responsibility.

Dryer Vent Cleaning

Dryer vent hoses from the dryer to the outside vent must be cleaned annually by the Unit Owner to prevent lint from accumulating in the vent ductwork. Dryer vent hoses are to be metal. Documentation is to be submitted annually.

The Association is responsible for repair or replacement of any outside dryer vent cover. The Unit Owner must notify the Association in writing when the outside vent cover needs repair or replacement.

Electrical Panel

Inside electrical panels and circuit breakers are the responsibility of the Unit Owner and must be inspected annually. Only a licensed electrician may replace old, worn, or damaged breakers or wiring.

No electrical device creating electrical overloading of standard circuits may be used without permission from the Executive Board and adjustment of circuits. Misuse or abuse of appliances or fixtures within a Unit which affects other Units or the Common Elements is prohibited. Any damage resulting from such misuse will be the responsibility of the Unit Owner that caused the damage. Total electrical usage in any Unit will not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

Fire Pits

No fire pits are permitted.

Gas Grills

Gas grills are permitted on decks but not on common areas. Charcoal and solid-fuel grills are prohibited. A gas grill must be checked annually to ensure it is in safe working condition.

The Association's insurance company requires that gas grills be kept as far away from walls as possible. Preventive measures such as fire extinguishers, water, etc. should be readily available.

Storage of propane tanks is prohibited inside a unit, garage, or on common areas.

Heating and Air-Conditioning Maintenance

The heating and air-conditioning units must be inspected annually by a licensed technician. The Unit Owner is responsible for their maintenance, repair and replacement. Air filters should be cleaned on a regular basis.

Hot Water Heater Replacement

All hot water heaters must be replaced within ten (10) years of the manufacture date indicated by the serial number. A visual inspection of the outside (and even the inside) of a hot water heater may not reveal any defect or potential problem.

The best reliable predictor of the condition of a hot water heater is its age. Manufacturers of hot water heaters typically use the first two digits of their serial number to indicate the year of manufacture.

To determine compliance with this policy, each Unit Owner must provide the Association with the serial number, manufacturer's name, and model number as recorded on their hot water heater.

Only a licensed and insured contractor can replace a hot water heater.

Kerosene and Quartz Heaters

Fire code forbids the use of a kerosene heater in a condominium unit.

Leaks

Upon identifying a leak or similar condition resulting in the escape of water, immediate action must be taken to stop the escaping water. There are shut-off valves for faucets, toilets, hot water heaters and outdoor spigots. There is also a shut-off valve outside for the whole building. Immediately report any leak to the Association.

Outside Water Spigots

Outside water spigots, where installed, are the responsibility of the Unit Owner. Spigots should be winterized by a plumber by November 1st. Do not leave the hose attached during the winter because water in the hose could cause the spigot to fail.

Pellet Stoves

The Association does not permit pellet stoves.

Plumbing

The Association is responsible for the main branch plumbing lines that serve each Unit up to entry into that Unit. Unit Owners are responsible for all the space and improvements within the Unit as well as for pipes, plumbing fixtures, sinks, toilets, etc.

It is suggested that Unit Owners leaving for an extended period of time drain all pipes, appliances, water heaters, and bathroom fixtures and add a solution of anti-freeze to all traps and commodes. If this step is taken, the thermostat can be lowered to conserve energy.

Do not dispose of or flush any grease, toxic items, baby wipes, feminine products, etc. into the system. This can cause clogging and backups that may damage the system and be very expensive to repair.

Satellite Dish

To request permission to install a satellite dish on your deck, contact the Managing Agent for an approval form.

Smoke Detectors

All residents must maintain and inspect smoke detectors annually. Current building codes require a smoke detector in each room.

Sound Control

While relatively efficient soundproofing has been provided in each Unit, sound can travel between adjoining walls. Speakers should not be mounted on any common wall as this could cause excessive reverberation.

Storm Doors

All storm doors should meet the following specifications: white, brass handle, full pane, clear glass and no iron work.

No other style storm door will be permitted without the written consent of the Board of Directors.

Stove Hood Cleaning

Stove hoods must be cleaned annually by the Unit Owner. Grease build-up in the hood could cause a fire.

Toilet Inspection and Repair

All toilet tanks and seals, on-off water supply valves and connectors, interior flush and refill valves (ballcock) and flapper gaskets, must be inspected annually and replaced by the Unit Owner when not properly working. Care must be taken to ensure that toilets do not become blocked with items like diapers or personal hygiene items. Blockage of the toilet can result in the overflow of the toilet and significant damage to the areas below the toilet.

Vacant Units

If your unit is going to be unoccupied for several days during the cold months, it is suggested that the thermostat be set at least to 50 degrees to prevent water pipes from freezing. It is also recommended to leave your cabinet doors open.

If you are going to be away for more than a week, it is the responsibility of the Unit Owner to have their unit inspected weekly for interior damage due to leaks. A Unit Owner must notify the Association within a week of a leak that damages occurred; otherwise repairs will be the responsibility of the Unit Owner.

Washing Machines

Washing machine hoses and connections must be inspected annually. The hose should not be twisted or kinked, and all clamps and connections must be tight. Steel-clad hoses must be used.

Windows, Storms, Screens, Skylights, and Sliders

Windows, storms, screens, skylights, and slider replacement is the responsibility of the Unit Owner. They must be replaced with similar style models and color. The cost and upkeep of these items is the responsibility of the Unit Owner.