

Maintenance, Repair and Replacement of Gutters and Downspouts

WHEREAS Article VI, Section 1 of the CC&Rs states that the Association shall provide exterior maintenance on each lot subject to assessment hereunder including repair, replace and maintain gutters and downspouts and,

WHEREAS gutters and downspouts are essential components of the roof drainage system and must be in proper working order to prevent damage to the structure and,

WHEREAS the Association must be consistent in its evaluation of damage to gutters and downspouts to ensure repairs are made promptly and,

WHEREAS it is not possible to anticipate or respond to every source of damage to gutters and downspouts therefore,

BE IT RESOLVED that maintenance of gutters and downspouts will consist of attaching gutters to rafter tails, attaching downspouts to siding, installing elbows to divert water away from foundations, cleaning of gutters and downspouts to remove debris and replacing gutters and downspouts which have punctures, tears or other deformations which prevent them from channeling water away from the structure. This maintenance will be performed by the Association in all cases of damage, except for Acts of God or damage caused by homeowners, tenants, guests, or assigns. Further, only continuous gutters which leak, or are in imminent danger of leaking, will be replaced.

Adopted this 27<sup>th</sup> day of October 2020 with the following Directors being present and voting:

ABSENT

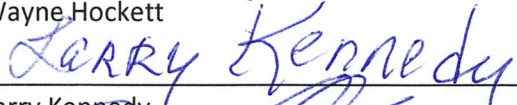
Beth Barber



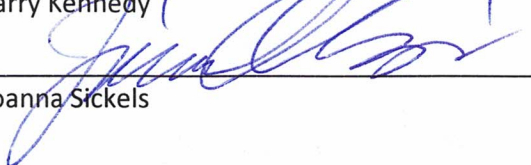
Scott Eastman



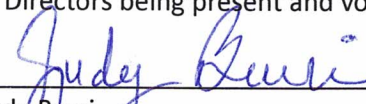
Wayne Hockett



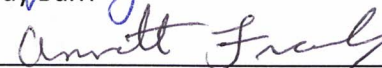
Larry Kennedy



Joanna Sickels



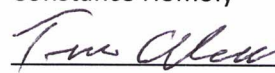
Judy Burri



Annette Frawley

ABSENT

Constance Homoly



Tim Olsen