

# Clarification of the Obligations of the Cole Mill Townes Homeowners Association Concerning Exterior Doors

Approved by the HOA Board on 4/8/2021

Section 2 of Article VI of the Covenants of Cole Mill Townes (CMT) enumerates the specific responsibilities of the CMT Homeowners Association (HOA) regarding exterior maintenance of the units. This section is relatively complete on the scope of these responsibilities. However, it is ambiguous on exterior doors. The purpose of this document is to clarify the obligations of the HOA with respect to front and rear exterior doors. Under Subsection f, Section 1 of Article V of the By-Laws of the CMT HOA, which covers the powers of the HOA Board, the HOA Board assumes the duty to provide this clarification relative to exterior doors.

## Exterior Doors

While the Covenants refers to painting and external surfaces, it is unclear about the responsibility for repair and replacement of exterior doors. It *is clear* that the HOA is not responsible for glass surfaces; approximately 75% of the rear doors are glass windows.

## Policy Clarification of HOA Responsibility for CMT Exterior Doors

**The HOA explicitly declines all responsibility for repair and replacement of exterior doors.**

However, due to the fact that the Covenants indicates that the HOA is responsible for painting exterior surfaces, **the HOA will assume responsibility for painting the outside of the front and rear doors on all units, when a major painting project is undertaken.** Homeowners will assume the responsibility for repair and replacement of their own exterior doors.