

Clarification of the Obligations of the Cole Mill Townes Homeowners Association Concerning Porch Railings, Awnings, and Parking Pads

Approved by the HOA Board on 2/5/2020

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, some areas are not directly addressed: porch railings, awnings, and parking pads. The purpose of this document is to clarify the obligations of the HOA with respect to these items. 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.

With respect to the **railings on the front porches** of the units, the HOA will maintain, repair and paint these railings when **a major painting project is undertaken**.

With respect to the **awnings over the front porches** of the three-story units, the HOA will repair these awnings when it is necessary. Replacement of all awnings will be done at one time, not on demand by the individual homeowner. Awnings provided by homeowners are their own responsibility.

With respect to the **parking pads in the front of the units**, the HOA will assume the responsibility for the maintenance, repair and resurfacing, if necessary, of the original pads. The addition of an additional parking pad will be the responsibility of the individual homeowner, who will bear the initial cost and all future maintenance expenses on these added parking pads. The addition/expansion of a parking pad must be approved by the HOA.