

Clarification of the Obligations of the Cole Mill Townes Homeowners Association Concerning Replacing Roofs

Approved by the HOA Board on 6/3/2020

In 2019 the CMT HOA Board established a policy of replacing roofs on a building-by-building basis (i.e., all roofs on units in the same building will be replaced at the same time). In order to provide for more flexibility, the following modification to that policy is proposed.

The original approach of replacing the roofs on all units in a building at once will be the standard/default practice.

If circumstances warrant, the CMT HOA may replace the roof on an individual unit without replacing the roofs on the other units in that building, subject to the following caveats:

- The roof on the individual unit in question is in immediate need of a significant repair
- If the unit in question is a three-story unit, then the roof on the adjacent three-story unit will be replaced at the same time.

The roofs on garages will not necessarily be replaced at the same time as when the roofs on that unit or building are replaced.

If a homeowner is willing to pay for the replacement of the roof on their unit or garage, they may do so, per the decision taken at the 3/11/2020 meeting of the CMT HOA Board. In this case, the shingles to be used must be approved by the Board, per Article V (Architectural Control) of the CMT Covenants.

When roofs are replaced, the skylights on that roof, if any, will be replaced at the same time at HOA expense, in order to preserve the warranty on the roof and skylights. The homeowner may upgrade the new skylight at this time, with the homeowner bearing the expense of the upgraded model over the standard model.