

Lions Condominium Association, Inc.

Maintenance Standards

10/21/13

All Lions Condominium Unit Owners are required to maintain their units in accordance with the following standards. Failure to maintain these standards will be considered negligence and the Unit Owner will be held responsible for any related costs of repair. The Association also has the right to perform maintenance or repairs to correct any maintenance concern inside a unit which puts other units or common areas of the condominium at risk. Any costs incurred by the Association will be charged to the responsible Unit Owner. The landlord is equally responsible for the acts or non-acts of their tenant.

Code: All State of Connecticut and City of Danbury health and safety codes for residential property must be followed.

Contractors: Only licensed and insured contractors may be hired for any and all repairs within a Unit. Unit Owners will be held liable for any damage to other units and the common areas caused by improper repairs made within their unit.

Decks: The decks are a limited common area and the Unit Owner may not make repairs or modifications to them. Any damage to decks or the outside walls of the units must be reported to the Association. Unit Owners and occupants are required to keep their decks free of debris and to secure objects that may fall off of or be blown off decks.

Dehumidifier: A dehumidifier shall be run in all units in order to maintain appropriate, healthy humidity levels. The dehumidifier must properly self-drain. The humidifier filter shall be cleaned as needed.

Documentation: Unit Owners should retain copies of any documentation related to their compliance with the Maintenance Standards set forth herein in order to provide them to the Association in the event that documentation of such compliance is requested.

Drainage: Unit Owners shall immediately notify the Association if they become aware of any drainage issues such as ponding of water against the foundation, clogged exterior drains, ice dams or clogged gutters on the roof, or if they become aware of any evidence of running or seeping water. Unit Owners are responsible for clogs and damage to drain pipes caused by objects, grease or chemicals washed down the drains in their units. Sink drains must have traps. If any drain pipe is suspected of being clogged or leaking it must be reported to the Association immediately.

Dryers: Dryer lint screens shall be cleaned out between each use. Dryer vents and ducts shall be cleaned out at least annually or more frequently if needed. Note: Tenants are not permitted to have clothes washers or dryers in the Unit.

Electric Service: Unit Owners, tenants and occupants of units shall not leave electrical appliances including washing machines, dryers, and stoves running while they are not in the units. No electrical device creating electrical overloading of standard circuits may be used in any

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unit. Electrical issues, including smoke or heat emitting from electrical equipment or circuit breakers that trip repeatedly with no cause, must be inspected by an electrician immediately.

Exterior Doors & Windows: The Unit Owner is responsible for the maintenance of their sliding doors and windows. Residents must be able to open and lock their doors and windows. Doors and windows should be inspected for leaks. Replaced windows and sliders must be the same style and color as the others in the Association.

Fire Extinguisher: Every Unit shall have a working and current fire extinguisher in an area where all occupants can easily find it. The expiration date of the extinguisher shall be checked twice a year when daylight savings time begins and ends.

Grills: No hibachi, gas-fired grill, charcoal grill, Propane grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony, under any overhanging portion, in the unit or within 10 vertical and 10 horizontal feet of any structure. Listed electric ranges, electric grills, or similar electrical apparatus shall be permitted. Propane gas tanks are not allowed and may not be taken through the building nor may they be stored anywhere inside the unit or inside Association buildings.

Heat & A/C: Occupants shall always keep the heat in their Units at a minimum of 55 degrees in the winter, even while they are away, to ensure that pipes do not freeze. Air conditioning shall be kept on and set below 80 degrees during the summer even while homes are vacant to ensure that humidity levels do not get high enough for mold growth. No portable electric, gas or kerosene heaters may be used inside the Units of Association buildings. Maintain any heating or A/C units that have internal filters that should be inspected and cleaned or replaced two times per year (Spring/Fall) to maintain proper operation.

Interior Doors: The Unit Owner must maintain a secure, fire rated entrance door to their Unit, with a knob and functioning lock. The door must be similar in style and color to the other doors in the Association.

Pests: The Unit Owner is responsible for extermination of any animal, insect, mold or mildew infestation within the unit. If the infestation spreads throughout the building, it is the Unit Owner's responsibility to exterminate all units and the building (including the storage and laundry rooms). Any infestation that cannot be controlled or is suspected of originating from outside the unit, must be reported to the Association immediately.

Plumbing: All plumbing, plumbing fixtures, dishwashers, washing machines, toilets, bath tubs, showers, and sinks must be kept in good repair and all leaks must be fixed promptly. Bathtubs must have shower doors or curtains. Occupants shall regularly check all caulking around tubs, showers, toilets and sinks to ensure that moisture does not penetrate walls. The water supply to units should be shut off during long periods of vacancy. Occupants shall install steel braided Flood Check or equivalent hoses to serve the washing machines, dishwashers, sinks, toilets and refrigerator water feed lines in their Unit.

Smoke Detectors: All units must have functioning smoke detectors. Smoke detector operation should be checked and batteries should be replaced twice annually. Unit Owners shall replace their smoke detectors every ten (10) years.

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Tenants: All tenants or other occupants must be given contact information for the Association to report maintenance emergencies or unsafe conditions. Tenants should be given instructions on proper use of heating/AC units, plumbing fixtures and appliances. All Unit Owners are responsible for providing their tenants with the Association's rules and regulations. Any violations committed by the tenant are the Unit Owner's responsibility and liability. Arrangements must be made by the Unit Owners to protect their unit from freezing and flood if electricity is shut off due to non-payment by the tenant. Tenants must be provided with the sufficient number of keys for their unit entry door, mailbox and the security door in the lobby.

Trash: Trash shall not be stored in the Unit, on the decks of the Unit, or in the common areas.

Vacant Units: All Unit Owners with vacant units must inspect their property at least once a week for signs of leaks, damage, or unauthorized entry. If the Unit Owner is unable to visit their property then arrangements should be made to make sure the property is being properly maintained. Vacant units must be winterized in the winter months. All Landlords must register their Unit with CL&P, in the event tenant service becomes disconnected without the Landlord's knowledge.

Water: Occupants may not leave running water unattended and shall take all precautions to avoid overflows.

Water Heaters: All water heaters must be regularly inspected and replaced within the rated lifetime. The supply lines of all water heaters must be protected with functioning Board approved automatic shutoff devices, plugged or wired into the electric mains.