

REGULATIONS REGARDING EXPANSIONS OF DECKS

WHEREAS, Unit Owners in Stony Hill Village and the Board of Directors of Stony Hill Village Condominium Association, Inc. (the "Association") desire to adopt regulations to authorize Unit Owners to expand the size of the decks, which are Limited Common Elements allocated to the Units that they adjoin; and

WHEREAS, Connecticut General Statutes Section 47-244(1) empowers the Board of Directors of the Association to regulate the use of the Common Elements and to adopt rules; and

WHEREAS, Article X (j.) of the Declaration of Stony Hill Village authorizes the Board of Directors of the Association to adopt regulations; and

WHEREAS, the Association, acting herein by William Oakley, its President, hereby certifies that a Resolution approving the following rule was duly adopted by the vote of a majority of the Directors of the Association after providing Unit Owners with notice and an opportunity to comment.

1. In the event that a Unit Owner wishes to expand the size of his deck, such Unit Owner shall contact the Board about such expansion to determine the parameters of the proposed expansion.

2. In the event that the Unit Owner's deck is on the second floor or on the first floor of a building with a deck below or above the Unit, the two units must both expand the decks and receive approval for such expansion from the Board.

3. The Board shall consider the Unit Owner's request at its next regularly scheduled meeting, at which time the Unit Owner may need to be present to address any questions that the Board may have with regard to the proposed construction.

4. The Board shall approve, deny or modify the Unit Owner's request in writing within sixty (60) days of its receipt of such request.

5. The Board shall approve the request to expand a deck if the Board determines that such expansion shall be compatible with existing exterior improvements in the community. The Board shall have the authority to require modifications to the proposed plans in order to ensure such compatibility.

6. Each deck will have a specific length and width requirement that will be decided upon by the Board of Directors. **Decks, spindles and railings will be constructed of either pressure-treated wood or Trex Contours in the color Saddle** and must meet the current construction codes of the Town of Brookfield. Upon completion of a pressure-treated deck, the Unit Owner must apply *Wolman's F&P deck sealer and toner in the Natural color* (Ring's End carries this product) to conform to the existing decks. Any other product that is applied to the pressure-treated deck will have to be removed at the expense of the Unit Owner.

7. The overall construction, including the dimensions of the railings, spindles, and trim boards, will be in accordance with the expanded deck at Unit 32.

8. All expansions to decks shall be constructed by licensed home improvement contractors.

9. Prior to the commencement of construction, the Unit Owner must provide the following to the Board of Directors:

- (a) An executed copy of the Agreement annexed hereto;
- (b) A copy of the proposed contractor's home improvement license;
- (c) A copy of the proposed contractor's insurance certificate naming the Association as an additional insured; and
- (d) A copy of the building permit issued by the Town of Brookfield.
- (e) In the event that the deck expansion is an above and below deck, both unit owners must provide consent forms.

9. The Unit Owner shall be responsible for all costs associated with the expansion of the deck, including, but not limited to, permit fees and construction costs. The Unit Owner shall further be responsible for the cost of repair of any damage to the Common Elements caused by the construction of the expansion of his deck. The Association may assess the cost of the repair of such damage to the Unit Owner as a common expense.

10. The Unit Owner shall make sure that the work area is clean and neat and that all debris and materials are removed from the common property at the end of each day. No materials or debris may be placed in the Association's dumpsters.

11. In the event that existing landscaping must be removed in order to accommodate the construction, the Association may install replacement landscaping at the expense of the Unit Owner, who shall reimburse the Association for the cost of same upon presentation of an invoice. Such cost shall constitute a Special Charge and shall be collectable from the Unit Owner in accordance with Section 11 A of the Bylaws of Stony Hill Village.

12. Construction shall be completed within 60 days of commencement, weather permitting.

13. Upon completion of construction the Unit Owner shall provide the Association with a copy of the Certificate of Occupancy that is issued by the Town of Brookfield for the expansion of the deck.

14. The Unit owner shall and hereby does indemnify and hold the Association harmless from any loss, cost or expense resulting from the construction, including, but not limited to, tort liability, liens and code and zoning compliance.

STONY HILL VILLAGE
CONDOMINIUM ASSOCIATION, INC.

Effective Date: _____

By: _____
William Oakley, its President