

Policy regarding the Determination of
Non-Structural Exterior Building Surfaces
which the Association agrees to perform maintenance upon
(Official Association Definition of Trim)

The HOA Board of Directors has establish a policy by selecting and approving a list of non-structural, exterior building surfaces which the Association will perform exterior maintenance upon, on an as needed basis. The authority for such a policy is derived from Article III; Section 4 of the CC&R's (copied in part below)

From Mooreland Estates HOA Covenants, Conditions, & Restrictions (2007 (in part)):

ARTICLE III, SECTION 4. Duties of the Association.

In addition to the powers delegated to it by its Articles, and without limiting the generality thereof, the Association shall have the obligation to perform each of the following duties;

(b) Additional Maintenance Obligations.

In addition to the operation, maintenance and management duties of the Association set forth in paragraph (a) of this Section 4, the Association shall maintain, repair and care for or provide for the maintenance, care and repair of the following portions of the Properties in a state of good order, condition and repair:

(1) The exterior landscaping and walkways upon each Private Residence, with the exception of landscaping located within enclosed patios or within other enclosed areas. The Association shall also provide exterior maintenance upon each Private Residence which is subject to assessment hereunder as follows: painting, maintenance and **non-structural repair of exterior building surfaces as the Board shall deem necessary and proper**, including gutters, downspouts, replacement of trim, caulking and other repairs to roof covers and other miscellaneous repairs of a non-structural nature. Such exterior maintenance shall not include glass surfaces, screens, patio covers, and landscaping and walkways located within enclosed patios and other enclosed areas. The balance of the Private Residences and the improvements located thereon shall be maintained by the individual owners of the particular Private Residence involved. If the need for exterior maintenance and repair by the Association as required by this paragraph is caused by the willful or negligent conduct or act of an owner, his family, guests, invitees, or other persons using or occupying his Private Residence with his express or implied permission, the cost of such repair or maintenance shall be assessed to such owner and shall be due and payable thirty (30) days from the date of notice thereof, such assessment to be collected and enforced as provided for by Article IV of this Declaration.

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The following are determined by the HOA Board of Directors to be the current definition of trim. Based on the selection of each director below, those items receiving 3 or more votes will be considered as Trim and the maintenance responsibility of the Association. No other Trim item will be considered the responsibility of the Association unless this policy is amended by a vote of 3 or more Board members.

As over \$70,000 was spent on Trim repair in 2007, the Association can no longer continue to operate without a firm definition of trim. Once this policy is enacted, the management company will be authorized to approve trim repairs from this listing alone – regardless of the situation. Any other type of repair will be the responsible of the individual homeowner, not the Association.

As you vote, keep in mind that you are committing the Association to future expense.

Y / N	Exterior Building item to be considered as Trim and covered as part of Article III, Section 4 of the Covenants, Conditions, and Restrictions.
Y	Rake Boards
Y	Fascia – Gutter Boards
Y	Bird Boxes
Y	Garage Door – Legs or Opening Bucks
Y	Garage Door - Headers

Approved by the HOA Board of Directors on February 7, 2008.