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BOARD POLICY

1. One of the primary responsibilities of the Board is to preserve and protect the structural soundness of the units. Any repair of the J-sun decks should be done from this basis. (Leaks through the deck into the underlying structure is a threat to that soundness.)
2. The Board should not be placed in the position of doing anything contrary to the covenants and restrictions outlined in the Declaration of Ownership. To do so would make the Board liable for a monetary recovery suit from any other member of our association. Neither the Board nor Association can make any changes in the Declaration. If changes are desired, a majority of the Association would have to request it through Summit County.
3. The leaks are apparently the result of poor design or building defect and correction should have been required of the builder.
4. Any damage, including leaks, in any unit resulting from misuse or carelessness should be the responsibility of the owner.
5. Apparently the Jdecks are a weak point, but with some degree of cooperation the problem can be solved.

ACCEPTED SOLUTION TO J-DECK PROBLEMS

1. The Board will agree to correction of the leaks because of its possible effect on the structure.
2. Any mis-use of the decks would void the responsibility of the Association. Such mis-use would include:
 - a. Plants, flower boxes, furniture or any other objects placed on the deck without sufficient underlying support to spread the weight, such support to be approved by the Board.
 - b. Heavy traffic or walking on the deck with high heels, which concentrate weight over a small area.
 - c. Leaning against, or placing objects to lean against the railing around the deck. The applied leverage has been known to cause trouble.
3. The J-decks will be treated in the same manner as balconies, porches or smaller decks.

Wednesday, July 21, 1976

Board of Condominium One
represented by: C. Bitner
L. Howald, D. Phelps, A. Williams

All J-Unit owners