

## **Savin Rock Declarations and By-Laws**

### **Section 7. Maintenance, repair and alterations to the property.**

a. The association shall maintain, repair and replace all of the common areas and facilities. All payment vouchers are to be approved by either the President or the Treasurer of the association.

b. The responsibility of the unit owners shall be to maintain, repair and replace at his expense all portions of his unit, except those portions defined as common areas and facilities for which the responsibility of maintenance, repair and replacement is the Association's responsibility. The unit owner shall not have any right to paint or otherwise decorate or change the appearance of any portion of the exterior of the building in which the unit is located. The unit owner is responsible to promptly report to the association any defect or need for repairs, the responsibility for which is that of the association.

#### **Rule for damaged property**

(a) Any reconstruction or repair must be substantially in accordance with the plans and specifications for the building as originally built or if not according to the original plans and specifications said reconstruction or repair must be subject to the approval of the Board of Directors of the association and a majority of the unit owners of the units involved, as well as a majority of the mortgagees holding mortgages on the units involved.

## **CHAPTER 828\***

### **COMMON INTEREST OWNERSHIP ACT**

**Sec. 47-202. Definitions.** In the declaration and bylaws, unless specifically provided otherwise or the context otherwise requires, and in this chapter:

(4) "Association" or "unit owners' association" means the unit owners' association organized under section 47-243.

(5) "Bylaws" means the instruments, however denominated, that contain the procedures for conduct of the affairs of the association regardless of the form in which the association is organized, including any amendments to the instruments.

(6) "Common elements" means (A) in the case of (i) a condominium or cooperative, all portions of the common interest community other than the units; and (ii) a planned community, any real property within a planned community owned or leased by the association, other than a unit, and (B) in all common interest communities, any other interests in real property for the benefit of unit owners which are subject to the declaration.

**Sec. 47-230. Alterations of units.** Subject to the provisions of the declaration and other provisions of law, a unit owner:

(1) May make any improvements or alterations to his unit that do not impair the structural integrity or mechanical systems or lessen the support of any portion of the common interest community;

(2) May not change the appearance of the common elements, or the exterior appearance of a unit or any other portion of the common interest community, without permission of the association;

(3) After acquiring an adjoining unit or an adjoining part of an adjoining unit, may remove or alter any intervening partition or create apertures therein, even if the partition in whole or in part is a common element, if those acts do not impair the structural integrity or mechanical systems or lessen the support of any portion of the common interest community. Removal of partitions or creation of apertures under this subsection is not an alteration of boundaries.

(P.A. 83-474, S. 31, 96.)

Cited. 207 C. 441

## **SRCA RULES & POLICY MEMORANDUM May 2010 To: Residents and Unit Owners From: Board of Directors**

### **ATTACHMENTS TO UNITS**

Nothing may be attached to the hardi plank or outside walls of units, including sheds, other than a flag holder which may be placed in an APPROVED location on your shed.

Items NOT PERMITTED To Be Hung, Displayed or Attached on Interior or Exterior of a Unit's Windows or on Exterior Walls or Doors of Units (including sheds) or from a Unit's Deck or in Common Areas (non-exclusive list): • hanging plants or garden trestles • flags (other than U.S. flags; see SRCA Rules) • clothes lines • signs, awnings, canopies, shutters, satellite dishes, radio or TV antennas • decorative items affixed to outside walls or sheds • unit numbers unless provided or proscribed by SRCA, • no unauthorized wiring (e.g., cable or electrical wiring) may be strung across or attached to units. Note, there are established inputs for cable, electrical and phone wiring into the units which the utility should be aware of. Contact Collect Associates if there are any questions about this, • wind chimes, wind socks • brick, stone or other pavers creating a walkway or unauthorized patio or storage area (see SRCA Rules and Bylaws for Patios), • air-conditioning covers which do not match color of the building or which are in disrepair, • unkempt or nonconforming window treatments (e.g., sheets, blankets or paper may not be hung on windows), • anything under "Storage" section which could be affixed or attached to a unit, • Holiday Decorations, Security decals, Open House signs (see SRCA Rules)