



SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.
c/o Collect Associates
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MAINTENANCE, REPAIR AND REPLACEMENT STANDARDS

1. *Licensed and Insured Contractors*

Any Maintenance, repair and replacement activity authorized by the unit owner, whether performed in connection with one of the maintenance, repair replacement standards contained herein or for any maintenance, repair replacement activity not covered by these standards which relates to the unit or any limited common element to be maintained repaired and replaced by the unit owner, shall be performed by a contractor which is licensed and insured to at least the minimum standards required by the State of Connecticut and the municipality in which the unit is located. Upon request made by the association the unit owner shall provide the association with documentation satisfactory to the association with regard to the licensing and insurance maintained by any contractor which performs work on the unit.

2. Water Heaters

Unit Owner Repair and Replacement

In the event any loss, claim, damage or expense is caused or contributed to by water which escapes from any water heater located within the boundaries of a unit, there shall be a rebuttal presumption that the water heater failed because it was not replaced prior to the expiration of its anticipated useful life. The aforesaid presumption may be rebutted by the unit owner by providing proof to the Association satisfactory to the Association that the water heater in question had not exceeded its anticipated useful life. When a water heater is replaced it is, recommended that the unit owner install an automatic shutoff valve.

3. **Heat During Winter Months**

Each Unit owner shall during the winter months (December 1 thru April 30) continuously maintain temperature of at least 58 degrees Fahrenheit in all living areas contained within the boundaries of the unit.

4. **Dryer Vents**

Unit Owner Cleaning

All Clothes dryers will have lint filters which will remain installed to prevent lint from accumulating in the vent duct. Each unit owner shall be responsible on an annual basis for cleaning any dryer vent which serves only his or her unit. The unit owner shall schedule dryer vent cleaning with his/her own contractor.

5. **Water Hoses**

Unit Owner Installation

Each Unit Owner shall install metal braided safety supply hoses between any water source and any clothes washing appliance located within the boundaries of his or her Unit.

6. **Reported Leaks**

Each unit owner acknowledges that serious damage to the common interest community is likely to occur where a leak or other condition of escaping water is identified by the unit owner but is not reported to the Association on a timely manner. Accordingly, each unit owner shall owe a duty to the association and the other unit owners in the common interest community to report to the association any leak or other condition resulting in escaped water immediately after identifying any such leak or other condition resulting in escaped water immediately after identifying any such leak or condition or as quickly thereafter as is reasonably possible.

7. **Smoke Detectors**

Unit owner Inspection

Each unit owner shall be responsible on an annual basis for an inspection of any smoke detectors which serve only his or her unit. Where batteries are utilized in smoke detectors, batteries shall be replaced by the unit owner at least annually. The unit owner shall schedule smoke detector inspection and battery replacement, if any, with their own contractor.

8. **Electrical Circuits and Outlets**

Total electrical usage both in the aggregate and per circuit in any unit shall not exceed the capacity of the circuits which serve the unit as labeled on or in the circuit breaker boxes. No single electrical device or assemblage of electrical devices creating electrical overloading of standard circuits may be used without written permission from the Executive Board.

9. **General Standard of Care**

Each unit owner acknowledges that the Association's property insurance are positively impacted by the diligent maintenance repair and replacement of the units, the fixtures and improvements located within the boundaries of the units and the limited common elements which the unit owners are required to maintain, repair and replace. Each unit owner shall be under a duty to use reasonable care to maintain, repair and replace his or her unit, the fixtures and improvements located within the boundaries of the unit and the limited common elements which the unit owner is required to maintain, repair and replace. It is expected that the unit owner will use the same level of care in performing his or her maintenance, repair and replacement obligations which a typical homeowner living in a single family home not part of a common interest community would observe.

10. **Unit Occupant responsibility**

Each unit owner shall be responsible for ensuring that any tenant, guest, invitee or other occupant of the unit complies with each of the maintenance, repair and replacement standards set forth above. For the purpose of interpreting and applying these maintenance, repair and replacement standards, where the context requires, the term "Unit Owner" shall also include any tenant, guest, invitee or other occupant of the unit.