

MATTABASSET CONDO I ASSOCIATIONS MAINTENANCE STANDARDS POLICY

March 1, 2020

Under Subsection 47-257(e) of the Connecticut Common Interest Ownership Act;

If any common expense is caused by the failure of any unit owner or tenant, or guest or invitee of a unit owner or tenant, to comply with these standards, the Association may, after notice and hearing, assess the portion of that common expense that is in excess of any insurance proceeds received by the Association under the master policy, exclusively against that unit owner's unit. Regardless of whether that portion results from the application of a deductible or otherwise.

1. Minimum Temperatures

From November 1st through April 15th, all thermostats in the units must be kept at a temperature of at least 55 degrees Fahrenheit and the heat must be kept turned on.

2. Hot Water Heaters

Hot water heaters must be replaced no later than the earliest of;

- The expiration of the manufacturer's warranty on the heater
- Or when the water heater first shows any signs of leaks or rust

In the event of a loss from a water heater there shall be a rebuttable presumption that the water heater failed because it was not replaced prior to the expiration of its anticipated useful life (manufacturer's warranty). 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 life.

3. Washing Machines, Dishwashers, Refrigerator Water Lines and Ice-Makers

All washing machines, dishwashers, refrigerator water lines and ice-makers must have reinforced steel/metal braided hoses designed to prevent or greatly reduce the potential for hose failure and resulting water damage.

4. Toilets and Plumbing

All toilets must have reinforced steel / metal braided hoses designed to prevent or greatly reduce the potential for hose failure and resulting water damage. No running water spigots may be left unattended or allowed to cause overflow. All leaky pipes, valves, toilet seals, toilet gaskets and running toilets must be promptly repaired. Evidence of running or seeping water must be reported immediately to the Association. Each unit owner shall be responsible to report evidence of mold or conditions that could lead to mold to the Association.

Outside Spigots -If the shut off for the spigot is inside the unit, the owner must shut off the water and properly winterize the spigot by November 1st. Water may be turned on after April 15th. Valves replaced shall be replaced using a "frost free valve".

5. Smoke and Carbon Monoxide Detectors

Each Unit shall be equipped with smoke and carbon monoxide detectors required for the community under the applicable fire code. All smoke detectors must have labels showing they have passed the tests of the Underwriters' Laboratories (UL) or Factor Mutual (FM). National Fire Protection Association, NFPA Code 74, Standard for Household Fire Warning Equipment, www.nfpa.org.

All carbon monoxide detectors must have labels showing they have passed the tests of the UL, or International Accreditation Services (IAS) 6-96 safety standards. (NFPA Code 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment) All smoke detectors and carbon monoxide detectors must be tested twice per year during the months of April and October. If the detector does not go off during testing or shows any other signs that it is not operating properly, the detector must be replaced immediately.

All smoke and carbon monoxide detectors must be replaced at least once every ten years.

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6. Dryer Vents, Ducts and Hoses

All clothes dryers must be vented with rigid all metal aluminum ducts or semi-rigid aluminum hoses, not plastic, accordion-type dryer ducting material. All clothes dryers must have lint filters that remain installed to prevent lint from accumulating in the vent duct.

All dryer vents must be inspected and cleaned annually by a licensed and insured contractor.

7. Chimney Flues and Fireplaces (if applicable)

All chimneys, fireplaces and vents must be inspected by a licensed, insured professional at least once a year for soundness, freed from deposits, and correct clearances, If the chimney needs to be cleaned or repaired, the unit owner must have the necessary work done.

Except for kindling, unit owners are prohibited from burning wood scraps, scrap lumber and softwood in their fireplaces. The use of lighter fluids and artificial logs is prohibited. Burning paper and magazines is prohibited.

8. Grill Safety

Each unit owner having a gas fueled grill needs to ensure that it is in safe working condition. No grill shall be used or kindled on any balcony, under any overhanging portion or within 5 ft. of any building. The gas supply to the grill should be in the closed position when the grill is not being used.

Portable fire pits, chimeneas, hibachi and charcoal grills are strictly prohibited.

CT State Fire Code shall supersede any provision of the Association's documents including these maintenance standards. Each Unit Owner must comply with the CT Fire Code. Please review the substantial Fire Code Amendments effective in 2015 which affect CT Common Interest Communities such as ours.

9. Insulation and Attics

Each Unit Owner is responsible for ensuring that attic insulation does not block, cover or interfere with soffit vents. There is a rebuttable presumption that insulation has been properly installed so as to not block, cover or interfere with soffit vents. Unit Owners are on notice that the Association does not inspect individual attics on a routine basis and accordingly the Association is not able to ascertain whether insulation is blocking, covering or interfering with soffit vents. Accordingly, each Unit Owner is responsible for inspecting and ensuring that attic insulation does not block, cover or interfere with soffit vents.

10. Work to be Performed by Licensed Professionals

Each Unit Owner shall be responsible to the Association for any damage caused by repairs or installations to any Unit or Limited Common Element not performed by licensed and insured professionals in accordance to at least the minimum standards required by the State of Connecticut and the municipality in which the Unit is located. This paragraph shall only apply with respect to maintenance and repairs involving to structural, electrical or plumbing.

11. Building Permits

If any repairs, additions or replacement of any portion of a unit require a building permit from the town in which it is located, no work may be commenced until the appropriate permit has been issued. The Unit Owner is responsible for obtaining Certificates of Occupancy at completion of work.

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12. Reporting Association Required Maintenance

The Unit Owner is responsible for reporting maintenance problems to management in a timely fashion and, if required, must provide reasonable access to the Unit for inspection and/or repairs as needed.

13. Failure to Report Loss

Unit Owners, Tenants, Occupant and/or guests must report damage to the Association immediately and must allow access to the Unit for purposes of adjusting a claim, inspecting a loss, and/or making repairs. Failure to comply may result in a partial or full denial of a claim by the Association's insurance provider. In such cases the Unit shall be assessed any and all shortfalls in insurance proceeds.

14. HVAC Maintenance

HVAC systems must have a full annual inspection performed by a licensed technician. Inspection shall include the systems, air handlers, condensers, vents, flues, and all other portions of the system used for venting combustion gases or supplying combustion air and/or providing air conditioning. All maintenance, repair, replacement and/or cleaning must be completed at the time of inspection. Unit Owners are required to maintain receipt records from licensed and insured contractors verifying that the required HVAC systems' inspection and cleaning has occurred.

15. Waste

Nothing shall be flushed down any toilet other than bodily waste and toilet paper. By way of example, and not an exhaustive list, wipes, food, diapers, towels, and feminine products shall not be flushed down any toilet.

16. General Requirements

Failure to cooperate with the Association, including, but not limited to, authorizing access to the Unit for the purpose of mitigating damages, adjusting the claim, inspection or otherwise shall be a violation of these Maintenance Standards. Accordingly, if the Unit Owner/occupant/guest/tenant's action(s) or inaction(s) cause a denial/partial denial of an insurance claim the Unit Owner of the Unit shall be responsible for any and all shortfalls in insurance proceeds.