

# **RESOLUTION**

## **Maintenance & Repair for Santa Fe Deck-Covered Roofs**

**March 19, 2007**

1) As of March 19, 2007, the Association, Board of Directors and Property Management of the Sierra Pointe Condominium Community acknowledge that all Santa Fe model condominiums have deck-covered roofs which are situated above the master bedroom; and that these roofs fall into the definition of Limited Common Element (LCE), as defined in the Sierra Pointe Declaration 1.13

2) That normal general maintenance and repair of the decking and roof be the sole responsibility of the owner of the Santa Fe model unit, as prescribed in the Sierra Pointe Condominiums Declarations regarding LCE's; to include the repair (or even replacement) due to abnormal/negligent wear caused by the resident(s) of the Santa Fe units themselves.

3) Santa Fe condominium owner education in the form of a packet will be given specifically to Santa Fe condominium owners, where instructions/suggestions on how to properly maintain and extend the life of these special roofs is given; and to outline proper procedures a Santa Fe condominium owner would follow when repairing/maintaining their specific Santa Fe deck-covered roof; including, but not limited to: how to contact and notify Sierra Pointe's property management in the event of a failure in said roof (see 3.1). To include a list of contractors familiar with Sierra Pointe and its special roofing needs, especially those of the Santa Fe deck-covered roofs.

3.1) Should owners experience leaks in their Santa Fe deck-covered roofs, they should contact and hire (at homeowner expense) a professional roofing expert to determine the cause of the leak(s); should the cause of the leak not be clearly determined, homeowners should contact Sierra Pointe's property management and request that management have the fascia boards and/or guttering around the Santa Fe's roof-covered deck inspected for possible flaws which could allow water to enter the unit, for this has happened in the past. In the event that an inspection finds the problem stemming from flaws in common property (e.g. – faulty guttering, water seeping into the normal wear and tear on the stucco walls, or faulty fascia boards), the association would then be responsible for repairing these faults.

4) Once passing this resolution the Sierra Pointe Board of Directors and/or the Property Manager will formally notify all registered Santa Fe condominium owners of the change in policy regarding association repair/replacement of Santa Fe deck-covered roofs; in turn, the owners will have until April 30, 2007 to contact Sierra Pointe's property management to have a roof inspector come (by appointment and at HOA expense) to the unit and inspect their respective deck-covered roof; and should repairs or replacements be necessary at that time, then the Sierra Pointe HOA would then hire contractors to proceed with such repairs and replacements at association expense; after which, the homeowners of the Santa Fe units would then be held responsible for any repairs or replacements of these roofs, short of structural life (building) expectancy failure.

5) In keeping with the homeowner notification policy that was passed by the Sierra Pointe HOA Board of Directors in 2004, all Santa Fe condominium owners will be notified in advance when association commissioned contractors are to enter their deck-covered roofs in order to maintain common property such as gutters, stucco and fascia boards.

Approved by the Sierra Pointe Board of Directors

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Sean O. Clark, President  
March 19, 2007