

**MAINTENANCE STANDARDS
OF
WALNUT BEACH CONDOMINIUM ASSOCIATION, INC.**

In addition to any maintenance standards that appear in the Declaration, the Bylaws, or elsewhere in the Rules of the Association, however denominated, these are the maintenance standards adopted by the Association pursuant to Subsection 17.2(e) of the Declaration.

Under Subsection 47-257(e) of the Connecticut Common Interest Ownership Act and Subsections 6.5(a) and 17.2(e) of the Declaration, if any Common Expense is caused by the failure of any Unit Owner or tenant, or a guest or invitee of a Unit Owner or tenant, to comply with maintenance standards promulgated by the Association, 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 October 1st through April 15th, all thermostats in the Units must be kept at a temperature of at least sixty (60) degrees Fahrenheit and the heat must be kept turned on.

2. Washing Machine and Dishwasher Hoses:

All washing machines and dishwashers must be equipped with steel braided, Flood-Check or equivalent, hoses.

3. Smoke Detectors:

- a. Each Unit shall be equipped with smoke detectors. The required number, type, and location of such smoke detectors shall be in accordance with the applicable fire code.
- b. All smoke detectors must have labels showing they have passed the tests of the Underwriters' Laboratories (UL) or Factory Mutual (FM). (National Fire Protection Association, NFPA Code 74, Standard for Household Fire Warning Equipment, www.nfpa.org)
- c. All smoke detectors must be tested twice per year during the months of April and October.

If the detector does not sound during testing, or shows any other signs that it is not operating properly, the detector must be replaced immediately.
- d. All smoke detector batteries must be replaced immediately once the detector starts giving a low battery warning (usually a "chirping" sound).

e. All smoke detectors must be replaced at least once every ten (10) years, or according to manufacturer's recommendations.

f. Each Unit shall also be equipped with at least one (1) fire extinguisher.

4. Dryer Vents, Ducts, and Hoses:

a. All clothes dryers must be vented with rigid, all-metal aluminum ducts or semi-rigid aluminum hoses, not plastic, accordion-type dryer ducting material.

b. All dryer vents must be inspected and cleaned annually.

5. Chimney Flues and Fireplaces:

a. Units with chimneys, fireplaces, and vents must be inspected by a professional at least once a year for soundness, freedom from deposits, and correct clearances. If the chimney needs to be cleaned or repaired, the Unit Owner must have the necessary work done.

b. Except for hardwood 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.

6. Grease Screens:

All stove hoods and other ventilation systems that can collect grease will have screens installed to prevent grease from accumulating in the vent duct. All such screens will be kept in clean, good order and repair by the Unit Owner.

7. 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 is allowed.

8. Heating and Air Conditioning Systems:

a. Each Unit Owner shall be responsible on an annual basis for having the heating and air conditioning systems which serve his/her Unit inspected and cleaned. A Unit Owner may schedule the inspection with any licensed professional contractor. The Unit Owner shall send to the Association a paid receipt received from the contractor verifying that the heating and air conditioning systems' required inspection and cleaning has occurred.

b. Window-mounted air conditioning systems are not permitted.

9. Work Performed by Licensed Professionals:

Any maintenance, repair or replacement authorized by a Unit Owner, whether performed in connection with one of the maintenance, repair and replacement standards contained herein or for any maintenance, repair and replacement 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, must 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. Prior to the performance of any such related work, 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.

10. Building Permits:

It is the responsibility of the Unit Owner to: i) verify with the municipality in which the Common Interest Community is located, if any proposed repairs to, additions to, or replacement of any portion of a Unit requires a building permit and ii) verify, in connection with the subject work, that his/her contractor has secured all necessary permits, certifications and inspections as required by the municipality. No work on the proposed repairs to, additions to, or replacement of any portion of a Unit may be commenced until the appropriate permit(s) has been issued by the municipality.

11. Reporting Leaks:

Each Unit Owner must be aware 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 basis. 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 condition or as quickly thereafter as is reasonably possible.

12. Plumbing:

- a. No running water spigots (indoors or out) may be left unattended or allowed to cause overflow.
- b. All leaky pipes, valves, toilet seals, toilet gaskets and running toilets must be promptly repaired.
- c. Each Unit Owner shall be responsible to report evidence of mold or conditions that could lead to mold to the Association's Management Company.

- d. If any Unit is vacant, for a period of time greater than (2) weeks, the Unit Owner must discontinue the Unit's water service (i.e. shut-off the water main) for said time period.

13. Reporting Association Required Maintenance:

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

14. General Standard of Care:

Each Unit Owner acknowledges that the Association's property insurance costs 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/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/her/its maintenance, repair and replacement obligations which a typical homeowner living in a single-family home not part of a common interest community would observe.