

November 12, 2020

STONEWOOD TOWERS PROCEDURE NO. 7

Subject: Policy and Procedure for the Removal of Carpeting and Tile from Finished Balconies

Background:

According to the Condominium Documents "Balconies are common elements limited to the use of the adjacent unit". As such their maintenance and repair is the responsibility of the Association.

The Board of the Stonewood Condominium HOA, in their ongoing commitment to improving and maintaining the structural integrity of the concrete of the balconies and walkways, hereby adopts the following regarding balconies:

1. At no point are any carpeting or astro-turf type products allowed on the balconies. If any said products are currently present, the Association shall immediately notify the owner in writing by certified notice to give the owner a specified time to remove those items.
2. Furthermore, effective immediately, installation of any tile on the balconies shall be prohibited. No action plans regarding the installation of tiles on balconies going forward will be approved by the office or The Board. Any unapproved installation of tiles on balconies shall be removed immediately at owners' expense. Any tile currently on balconies does not have to be removed at this time unless it has been determined that there is concrete damage underneath. At that point in time it shall not be replaced with tile. All balconies that require work that impacts the flooring shall have the flooring replaced with the uniform coating being provided that will have a faux grout line giving it a tile look.
3. If after the prescribed date has passed and the unit owner still has not complied, a second letter shall be sent to the owner advising the date and time the items will be removed by maintenance personnel supervised by the Condominium Manager. A bill for the removal will be given to the owner at that time. Nonpayment of that bill will be governed by Chapter XXV of the Condominium Documents Remedies.