

(x) Stucco and Cedar Trim Replacement

Homeowners are responsible for maintaining the stucco and exterior cedar trim of their home at their own expense. Subsequent practice has been for the Association to supplement a portion of the cedar trim replacement cost. Beginning in 2018 the Association will no longer reimburse for cedar wood trim replacement.

It is the responsibility of the homeowner to determine when a condition does not meet the visual criteria of the Association.

If the homeowner fails to recognize the deteriorated/deteriorating condition of the exterior of his/her home, the Association will ensure that these visual standards are maintained at the expense of the homeowner.

To fulfill the homeowner's obligation and receive the required approval, the homeowner must do the following:

1. Secure a contractor to perform the following scope of work:
 - a. Remove and dispose of the deteriorated stucco panels and cedar trim. Replacement is the only option; patching or repair is not acceptable.
 - b. Install the replacement stucco with fiber reinforced cement board having a surface texture similar to the existing stucco. The exterior surface shall be painted with two coats of PPG Brand 72-110 gppg Manor Hall Exterior Eggshell Latex Candlewick.
 - c. Install the replacement cedar trim stained with PPG Brand 77-1130 gppg Sun-Proof Solid Color Latex Ultra Deep Tint Base Longhorn Brown. Each piece of trim shall have two coats of stain applied to all exposed surfaces and one coat of stain applied to all non-exposed surfaces.

2. Before proceeding with construction, the homeowner must submit a legible, detailed written estimate provided by the contractor to the Property Management Company. The proposal must designate the expected replacement area and include the estimated lineal footage of the cedar trim to be installed, as well as photos of the intended scope of work.
 - a. To protect the interests of the Homeowner, as well as the Association, the Property Management Company must ascertain that the contractor chosen by the homeowner is registered to work in Pennsylvania, and that the estimate includes the respective assigned registration number along with proof of liability and workman's requirements.
 - b. The contractor shall also ensure to the Property Management Company that they are familiar with the materials and will install according to the manufacturer's and applicable industry standards and methods.

If the above criteria are met to the satisfaction of the Board of Directors, the homeowner shall be notified by Management to proceed.

If the replacement deviates from the original design, the Homeowner must request and obtain approval from the Association's Architectural Review Committee before proceeding with the construction. (This process may delay the project).

If the Homeowner wishes to be reimbursed for the cedar trim by the Association, the Homeowner must also do the following after the project is completed:

1. Submit to the Management Company a copy of the written, estimated invoice from the contractor indicating the actual total cedar trim lineal footage to be installed as well as photos of the surfaces to be included.
2. These documents will be reviewed by the Board at the next scheduled Board meeting. After approval by the Board, the Management Company will be directed to reimburse the homeowner in a timely manner based on trim reimbursement schedule.
3. There is no reimbursement or allowance for any other costs.

TRIM REIMBURSEMENT SCHEDULE

Based on linear foot of cedar trim actually installed:

Year 2013, \$6.50 per installed linear foot.

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Years 2015, 2016, and 2017, \$3.25 per installed linear foot.

Year 2018 (+), No reimbursement.