

Georgetown Village Condominium

ADMINISTRATIVE RESOLUTION NO. 03-01

INSTALLATION OF WALKWAYS

WHEREAS, Article III, Sections 2(a), (h), and (k) vest in the Georgetown Village Condominium Board of Directors (“Board”) the authority to regulate the operation, care, maintenance, and use of the Common Elements, and any additions, alterations, replacements, and improvements thereto.

WHEREAS, the Board of Directors has determined that it is in the interests of the Association to allow for the installation of walkways to patios in specified circumstances and under certain conditions.

WHEREAS, the Board deems it advisable to establish procedures and criteria for the consideration of requests for installation of walkways.

NOW BE IT RESOLVED THAT: the following procedures for consideration of requests for installation of walkways are adopted.

1. *General*

A. No walkways may be installed on the common elements of the Property without the advance written consent of the Board of Directors.

B. This Resolution shall in no way limit any obligation the Association may have under the Americans with Disabilities Act, the Federal Fair Housing Act, or other applicable law.

2. *Requests for Installation*

A. The Board will consider approving the installation of a walkway to a patio unit only upon a written request of the unit owner. A request by a non-owner resident will not be considered.

B. All requests for the installation of a walkway shall be made in writing and submitted to the On-Site Management Office for Board consideration.

C. As part of any request to install a walkway, the unit owner must agree in writing to pay for the initial installation of the walkway and any repairs to the walkway as may become necessary due to appearance or liability considerations.

3. Evaluation of Requests

A. Any request for installation shall be evaluated in the first instance by the On-Site Manager. If the request is deficient, the requesting unit owner will be so notified and given the opportunity to correct the deficiency.

B. If the request is in full compliance with this Resolution, the On-Site Manager will forward it to the Board for its consideration at its next regularly scheduled Board meeting.

C. If the Board approves the installation of a walkway, the full costs of installation shall borne by the requesting unit owner.

D. After Board action, the On-Site Manager will notify the requesting unit owner of the determination of the Board. If the Board approves the installation, the On-Site Manager shall work with the requesting unit owner during the installation process.

4. Specifications and Installation

A. For consistency and safety considerations, walkways must conform to the specifications prescribed by the Association. Such specifications will be made available through the On-Site Manager.

B. While installation of the walkway, if approved, will be done at the expense of the requesting unit owner, the actual contracting for the work to be done and oversight of the installation shall be done by the On-Site Manager (upon receipt from the requesting unit owner, in advance of installation, of payment in full to cover the work).

5. Criteria for Approval

A. Walkways will only be considered for approval where the ground is level.

B. Walkways will only be considered for approval where the distance to the nearest connecting sidewalk is no greater than twenty (20) feet.

C. Walkways meeting the criteria set forth in Sections A. and B. above will be approved unless the Board determines that it would pose unacceptable safety considerations or adverse impacts on the maintenance or use of the common elements.

6. Removal or Repair

A. If at any time it is determined that a walkway needs to be removed, replaced, or repaired due to safety or other considerations, the unit owner serviced by that walkway will be notified in advance.

B. If repair or replacement is an acceptable option, the unit owner will be given the opportunity to have such repairs or replacement done if all the criteria of this policy are satisfied. Otherwise, the walkway may be removed at the Association's expense.

**Adopted by the Board of Directors
September 9, 2003**