

To: Curecanti Townhomes Owners

Date: November 14, 2020

From: Board of Directors

Subject: Clarification of Homeowner Responsibility for Porches, Decks/patios(slabs)

Dear Fellow Homeowners,

As part of the review on updating covenants, the discussion of financial responsibility for decks has come up. We have tried to search for a factual basis to definitively clarify what is a "common element" that the HOA would be responsible to maintain, and what is in fact Homeowner LOT property that would be the responsibility of each homeowner to maintain, repair, or replace as needed.

First, a summary of the research that we have done:

At Blackstock records department: researched the Curecanti Townhomes Platt to ascertain the extent of each homeowners LOT, which is the non- common individual property of each homeowner, including their townhome on it (with exception of common wall, siding, roof which are HOA items.

We have reviewed the property card footprint plan of each building to determine dimensions of the building and how it compares to the dimensions of the lots.

We reviewed Plat of Curecanti Townhomes for all lot locations etc.

Conclusions:

Each townhome measures, front to back 18 feet shorter distance than the front to back dimension of the lot. Placement of units is such that LOT owned by homeowner extends 12 feet 10 inches back from the back wall of the building. Most decks and slabs extend approximately 9-10 feet back from back wall of building. The front limit of the LOT is approximately on the rail road tie in front of the rock gardens (5 feet 2 "from front of 4 feet porch).

Clearly decks and slabs are on the LOT deeded to each homeowner as part of their UNIT, are attached to their unit, are enjoyed exclusively by the Owner of the unit, and are NOT common elements in fact or in practice.

Policy:

Repair, maintenance, replacement of decks or slabs at each unit, will be the sole financial responsibility of each unit owner. Any modifications to be considered along these lines cannot expand the deck outside the owners LOT, onto common HOA property, slabs or decks are not to be expanded beyond existing footprints as there are underground utilities, sprinkler plumbing, and a right of way in the back yards in case the utility lines/wire conduit etc. has to be dug up for repair or maintenance.

To clarify, HOA or HOA board have no responsibility regarding maintenance, repair or replacement of decks, slabs, or front porches. Homeowners are each responsible for these features attached to their residence, that they own, and have exclusive use of, on their own LOTs.

The revised covenants will be clarified in this way and also to clarify that exterior will mean siding and roofing are common elements that HOA covers, while windows, doors, and garage doors will be homeowner responsibilities.

Regards,



Bob Knight for HOA Board of Directors