

FOXWOOD CONDOMINIUM I, II, III

RULES AND PROCEDURES FOR INSTALLATION OF DECK STAIRS, RAILING AND GATE

Written details of the proposed work must be submitted to the Board and the Architectural Review Committee along with drawings, specifications, and the name of the contractor who will be performing the work. Written response shall be made within 30 days of the Board/Committee's receipt of the above documentation and work shall not commence until all required written permission has been granted. Unit Owners who undertake installation of deck stairs, railing and gate without written permission will be subject to fines, and may be required to remove the improvement or make further modifications when they do not conform to the standards applied by the Board and/or the Architectural Review Committee.

The following conditions must be met in order to proceed with the addition/renovation:

- The Unit Owner is responsible for all associated costs and filing fees for this project and the cost of all future repairs to the deck stairs, railing and gate. Future unit owners are solely responsible for any repairs and/or maintenance needed to upkeep and maintain this improvement.
- The Unit Owner shall deposit a check with office for \$1,000 before the work begins. The check will be returned at the completion of the project after a successful inspection reveals no damage to the common elements.
- A building permit will be required and must be displayed prominently.
- All work must be performed by a licensed and insured contractor. A copy of the contractor's license and insurance certificate must be provided to the office prior to commencement of the project.
- The contractor must check in with the Foxwood Property Manager before beginning any work.
- The common area surrounding the deck must be kept clear of construction debris. All debris must be removed from the premises at the end of each day. No debris can be placed in or near the garbage sheds. Fines will apply to the Unit Owner.
- All renovation work must be done between 8:00 am and 6:00 pm Monday through Friday, 8:00 am to 3:00 pm on Saturdays, and never on Sundays or holidays.
- A copy of the c/o must be provided after the work is completed.

Enacted 1/10/2023