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Mayfield Condominiums Owners Association

Deck Maintenance and Responsibility Policy

1. Purpose

Pursuant to Article 8.2 of the Declaration of Condominium of Mayfield Condominiums, this policy is established to clarify the responsibility for the supervision, maintenance, repair, renovation, and replacement of decks within Mayfield Condominiums Owners Association.

2. Supervision and Oversight

All decks attached to or associated with individual units are subject to the oversight and supervision of the Mayfield Condominiums Owners Association ("the Association"). This includes ensuring decks comply with safety standards, architectural consistency, and community guidelines.

3. Maintenance and Financial Responsibility

Although the Association maintains supervisory authority over the condition and appearance of all decks, **the cost of all repairs, renovations, and replacements of decks shall be the sole responsibility of the individual unit owner to whom the deck is appurtenant.**

This includes, but is not limited to:

- Structural repairs due to age, weather, or damage;
- Replacement of materials due to wear and tear or rot;
- Upgrades, alterations, or improvements (if approved in advance by the Association).

4. Approval Requirements

All repairs, renovations, or replacements must be submitted in writing and approved by the Board of Directors in advance. Any unauthorized modifications may result in enforcement actions and/or required restoration at the unit owner's expense.

5. Access and Inspection

The Board of Directors reserves the right to inspect decks periodically to ensure compliance with safety and aesthetic standards. Unit owners will be notified in advance of any scheduled inspections unless urgent safety concerns require immediate access.

6. Enforcement

Failure to maintain the deck in accordance with this policy may result in:

- Written notices or warnings;
- Fines as outlined in the Association's governing documents;
- The Association undertaking necessary work and billing the cost to the unit owner, including administrative fees.

7. Unilateral Board Actions

The Board of Directors may take unilateral action to repair, renovate and replace a deck as needed, as determined at the sole discretion of the Board of Directors. In such cases, the costs associated with said repair, renovation, or replacement shall be assessed to the unit owner.

8. Amendments

This policy may be amended by the Board of Directors in accordance with the Association's governing documents.