

## STUCCO DE-PUNCTURING PROGRAM POLICY

**TASK:** Develop a program to bring non-compliant units in compliance with Queens Landing Rules and Regulations, Paragraph I, Item 7, Penetration of Exterior Stucco.

**DISCUSSION:** Queens Landing buildings are unique in that the construction of the exterior walls of most but not all of the buildings is extremely susceptible to structural damage from water or moisture. This risk becomes even more likely when any penetration of the stucco occurs. Because of this, the Board of Directors with recommendation from the Maintenance

Committee established in the Rules and Regulations (R&R), Paragraph I, Item 7, that penetration of exterior stucco is prohibited. Currently, there are more than 30 units in violation of this rule.

The Committee attempted to find alternate solutions to this rule but determined that penetrating the exterior stucco wall would be deleterious to the aesthetic and/or property values of the condominium.

Several factors were noted concerning the current violations which include; no documentation of ACRs, unit owners who were unaware that penetration of stucco was prohibited, unit owners who may have read the R&R but didn't understand the rule, unit owners who deliberately penetrated the stucco knowing it was in contravention with the R&R, and new unit owners who unknowingly inherited the violation.

The Committee is proposing the following steps to; 1. Assist unit owners who are in violation of the rule to become compliant 2. Ensure that repairs are accomplished correctly 3. Prevent future exterior wall damage from water and moisture.

### Proposed Program

1. Unit owners who are in violation will receive a notice when their unit is scheduled for repair. Unit owners will prepare their unit by removing whatever is attached to the wall before the scheduled repair date
2. Buildings will be scheduled with the assistance of the Maintenance Committee to ensure materials and manpower are available for the repairs
3. Punctures that are 1" in diameter or less will be repaired beginning in February 2006.
4. Unit owners will not incur a charge for the this repair
5. Punctures in excess of 1" in diameter or which requires re-stuccoing will be repaired beginning in April when the air temperature is warmer. The unit owner will be charged for materials and time for this repair
6. Unit owners are not permitted to make repairs on their own unless approved by the Maintenance Committee

7. Unit owners who prefer to contract repair at their own expense may do so provided notification and approval is received on an Architectural Change Request (ACR) form prior to the scheduled repair date.

RECOMMENDATION: The Covenants Committee implement the De-Puncturing Program and assist unit owners in becoming compliant with Queens Landing Rule, Penetration of Exterior Stucco, Paragraph I, Item 7.

The above proposals were brought before the Board and were approved at the February 20, 2006 Board Meeting. These proposals are consistent with the current Queens Landing Rules and Regulations.

Under Review 10/17