

May 14, 2005

CM: POLICY #1B

EXTERMINATION

Periodically (spring and fall), there is an increase in activity of ants, spiders, hornets, wasps, mice, etc. This normal event creates discomfort for our owners to varying degrees.

To realistically cope with this problem, the Board of Governors has established the following policy:

- a. Extermination within the unit is the responsibility of the Unit Owner, unless the pests are carpenter ants or termites, which are destructive pests and will be treated by the Association at its expense.
- b. Since exterior bees' nests and wasps nests can be risky, treatment for these items may be performed at the Association's expense upon the recommendation of the Manager.

The policy is to commence on May 16, 2005, and will remain in force until rescinded or revised by the Board of Governors.

POLICY #1B EXTERMINATION

May 14, 2005

CM POLICY #2A

EXTERIOR CONDOMINIUM MAINTENANCE

The need for exterior maintenance is under the guidelines of the Architectural/Building Committee. This committee recommends to the Board of Governors the need and priority of any work or repair that is the responsibility of the Association.

The chairperson of the Architectural/Building Review Committee, the chairperson of the Budget and Finance Committee and the Manager of Village at Crane Meadow will generate Request for Proposal (RFP). The Manager obtains several quotes to be reviewed by the above-named committees. They will select the best contractor to perform the task and make their recommendation to the Board of Governors (BOG).

This policy is intended for any exterior project or repair that is expected to exceed \$500

The BOG will authorize, reject or table the proposal for further review.

The policy is to commence on May 16, 2005, and will remain in force until rescinded or revised by the Board of Governors.

POLICY #2A EXTERIOR CONDO MAINT

May 15, 2005

CM POLICY #3A

ARCHITECTURAL MODIFICATION TO CONDOS
AND COMMON AREAS

In the event an owner elects to change the "as sold" configuration of his condo or adjacent common area, one must request an approval from the Board of Governors (BOG).

- a. The request must be in written form along with copies to the chairperson of the Architectural/Building Committee, the Manager of the Villages at Crane Meadow and the BOG.
- b. The intended modification(s) must be described in sufficient detail by a proposed plan.
- c. The contractor(s) must be licensed and carry the required insurance to perform the contracted work.
- d. The contractor or the owner must apply for, receive and display a valid building permit.
- e. All authorized work must be completed in a timely manner at no cost to the Association.
- f. Any damage that arises to the common area as a result of the modification, even if the damage is discovered in the future, is solely the responsibility of the unit owner and not the Association.
- g. The following changes are exempt from this Rule: wallpapering, painting, changing kitchen cabinets or bathroom vanities (unless water or electricity is involved).

The policy is to commence on May 16, 2005, and will remain in force until rescinded or revised by the Board of Governors.

March 27, 2006

CM POLICY #2A

Revised: April 24, 2006

EXTERIOR CONDOMINIUM MAINTENANCE

The need for exterior maintenance is under the guidelines of the Architectural Committee as set forth in "COMMITTEES" document dated April 6, 2006 and voted April 24, 2006.

This policy is intended for any exterior project or repair that is expected to exceed \$500.00.

This policy is to commence on April 24, 2006, and will remain in force until rescinded or revised by the Board of Governors.