

Comstock Place Community Rules

First, we need to define a few terms:

The 'Common Area' is the open or green space in the center of the property around and including the pool and pool house.

Each property has one or more 'Courtyard' areas that are semi-private (fenced in) and for which the individual owner(s) have the full responsibility for maintaining.

The 'Gardens' adjacent to each home in the Common Area are also to be tended by the individual owners, as well as any planting strip adjacent to the home facing a driveway.

The 'frontage' areas on Howard, 29th and the south end of the property are community responsibilities.

Preface: In order to maintain the value of our shared property and to preserve each owner's equal and commonly held interest in privacy and peaceful enjoyment of the commonly owned spaces and other elements of the property, there are certain responsibilities each owner must fulfill to complement the responsibilities of the Association.

For these purposes, the owners as a community agree to the following rules:

Association Coordinated Maintenance:

The following four maintenance items will be offered by the Association on the following basis. The Association will get bids for the work and each owner can either accept the bid and pay the Association for the work or arrange for the work to be done by their own choice of contractor and provide a copy of the paid invoice or other proof of work to the Association. When feasible, the first three items will be done in conjunction.

1. Roofs, gutters and downspouts will be cleaned every Fall to avoid backup and water infiltration into the home and garage.
2. Roofing materials, including vent pipe collars and chimney and gutter flashing will be inspected at least every 3 years and kept intact to prevent leaks.
3. Moss removal/treatment of roofs when needed
4. Sewer lines will be inspected (scoped) every 3 years and cleaned if necessary to prevent backup.

Note: Repair of damage to roofs and structure due to natural causes (falling trees, etc.) are insured for by the Association. Any repairs or replacement of roofing required due to aging or normal wear and tear is the owner's responsibility. The Board will establish and publish standards for roofing replacement.

Owner Maintenance:

The following items are primarily the responsibility of each owner, but may be monitored by the Association to assure completion.

1. Balconies and decks to be cleaned on a regular basis (at least every Fall and Spring) to clear off leaves and other debris and to prevent/eliminate moss and rot.

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2. Downspout extenders and window well covers are to be kept intact and in place to avoid water infiltration.
3. Soil to be kept away from home and garage siding and fences, including that of other homes and garages that abut one's courtyard.
4. Shrubs and trees adjacent to home and garage siding and fences in the central Common Area (Gardens) and in the private courtyards shall be kept trimmed away from the siding and fences and shall not block the spray pattern of irrigation devices. If shrubs/trees need pruning above the height that the owner is comfortable reaching, please let a member of the Board know.
5. Porch and garage lights are to be functioning properly.
6. Repair and replacement of windows and doors are the owner's responsibility.
7. Private courtyards and patios are to be kept in clean and sanitary condition and not used for storage of junk or construction debris.
8. Facial or so-called 'flushable' wipes must not be disposed of by flushing down the toilet. (They are not biodegradable and tend to accumulate in 'balls' in the sewer line.)

Please report structural or fence damage from any cause to a Board member immediately.

An owner's failure to perform these maintenance obligations may be corrected by the Association with the cost assessed against that owner's property.

Damage resulting from such failure to perform shall be excluded from coverage under the HOA insurance.

Notes:

1. Volunteer efforts by owners to maintain any of the common elements are encouraged and any costs for materials or waste disposal may be reimbursed by the Association.
2. Volunteer efforts to make capital improvements must be coordinated with the Board in advance to assure compliance with the Association's plans and materials specifications. Any reimbursement for the costs incurred must be considered in advance by the Board for approval.

Use:

The central Common Area may be used by an owner and the owner's guests (with the owner present) for limited recreational use. The host is responsible for assuring that their guests do not infringe upon other owners' rights to peace and privacy and do no damage to structures or plants in the Common Areas.

For any unit that does not have an attached limited common area (courtyard) that provides direct (outdoor) access to all 4 sides of the home or garage or both, the unit owner shall have a right of access for maintenance of the owner's unit and for emergency ingress and egress, across the exterior of any adjacent unit that abuts the home or garage exterior wall(s). The time, place and manner of such access shall be agreed upon between the two owners (except in case of emergency) and if not so agreed, by the Board.

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An owner's pets are allowed in the Common Area only in the area immediately adjacent to the pet owner's residence and only if owner is present and the pet is kept under the owner's control. Pet urine shall not be allowed to damage grass or shrubs and pet feces shall be cleaned up immediately and if not, the cost of cleanup by the Association shall be assessed against the owner's property. A dog that barks continually or a cat that chases birds and other wildlife may be barred from the Common Area.

The maintenance gate along the Howard Street driveway may be used by owners and service personnel only for maintenance. An owner's guests shall enter and exit the central Common Area only through the host's residence or walkway.

Parking restrictions: Inoperable vehicles must be removed within 48 hours.

Owners of properties left vacant for 6 months or more assume responsibility for any water or other damage suffered at the property.