

SUBJECT: GARAGE DOORS

ARR Number 3.8

ISSUED: October 2005

PURPOSE: To define responsibility for garage door repair and replacement.

POLICY: Article V, Section V of the Condominium By-Laws directs that improvements ("anything other than that which was originally constructed and provided with a standard condo-home in the condominium") are the responsibility of the co-owner. Article VI, Section 3 defines when co-owners may make alterations or structural modifications to general common elements. These are further clarified here as pertains to garage doors.

- 1. Garage door openers were not originally provided with the condominiums and therefore their installation and maintenance are a co-owner responsibility.**
- 2. Damage to or misalignment of the garage door caused by a garage door opener or its installation is the responsibility of the co-owner.**
- 3. The co-owner is responsible for any damage to the door caused by the co-owners, occupants or guests. Co-owners may be responsible for any damage to the doors from any source (delivery vehicles, vandalism, etc.) when said damage is not reported to management within 48 hours. The Association is responsible for damage to the door caused by management personnel, contractors or sub-contractors.**
- 4. The co-owner is responsible for the interior of the door (rust, etc.) and is free to paint it if desired. The Association is only responsible for the exterior appearance of the door.**
- 5. The Association is responsible for the door, springs, cables, pulleys, exterior paint, locks, weather strips and the labor associated with their maintenance, when proper function of the door is affected.**
- 6. When both #2 and #5 above are contributing to a door failure, the cost of repair/replacement will be pro-rated between the co-owner and the Association. The Board of Directors will make the final determination of the formula used, on a case-by-case basis.**