

July 2015

## The Village Condominium Owners' Association Rule Change Notice

**Adopted Rule Change:** At the May 20, 2015 Board meeting, the Board voted to revoke Rule 10F and modify Rule 10E.

Rule 10F, which stated as follows, has been revoked:

- F. If the owner should choose to install their own balcony deck flooring system, they must indemnify the Association and assume the liability for any future damage to the structure. If the Owner desires to install carpet on their balcony deck, it must be an outdoor type with a backing that will not conduct water down to the balcony deck.*

The applicable rule is Item N in the Balconies and Porches rules adopted December 2014, which states as follows:

- N. Carpet and AstroTurf prevent the balcony surface from drying after rain and hasten the deterioration of the waterproof balcony surface. For this reason, carpet and AstroTurf are not allowed on balconies.*

The first sentence of the revoked rule is now incorporated in Rule 10E. The new Rule 10E is shown below with the change underlined:

- E. If the Owner should desire to install a permanent flooring system such as ceramic tile, slate, or similar materials on balcony decks, they MUST FIRST REQUEST permission from the On-Site Manager and The Board. The Owner will be responsible to instruct their contractor that the installation they proposed will not cause damage to the integrity of the waterproofing and must provide them with a written guarantee. The Owner shall provide a copy of the guarantee to the Board, indemnify the Association, and assume liability for any future damage to the structure.*

The changes are effective immediately. Please keep this information with your other The Village Condominium Owners' Association rules documents.

Thank you  
The Village Condominium Owner's Association  
Board of Directors