



### **Stipulations for modifications that cause changes to irrigation or water runoff, including Patios, Fence Installation, Guttering, Landscaping, Construction, etc.**

1. Owner is to make certain the irrigation system on his lot, adjoining lots, and any adjoining property owned by the Association operates in the same manner, to the same capacity, and irrigates the same area as it did prior to the installation of the fence. The Owner at his expense shall be responsible for, replacing, repairing and relocating any sprinkler heads or irrigation pipes that have been damaged, changed to a different type or size, or dug out of the ground as a result of erecting the fence. Any modifications or repairs necessary to the Association's existing irrigation system shall be performed by a qualified irrigation installer of the Association's choice, at the expense of the Owner.
2. Owner is responsible to ensure irrigation is adequate for coverage of lawn. Any expenses for irrigation work are the responsibility of owner and cannot be billed through the HOA.
3. Gutters shall be 6 inches in size, colored white, have deflectors at re-entrant corners and may not discharge outside the owner's property or cause erosion.
4. Landscaping changes shall not inhibit the irrigating of grass that may cause erosion.

### **Stipulations for Glass Storm Doors**

1. The only approved frame color is white and shall be at least 1 5/8" commercial grade aluminum.
2. The glass panel shall be permanently fixed full clear view. No decorative etchings are allowed. The screen inserts which come with the door are allowed in place of the glass panel for additional ventilation.
3. Handle hardware finish shall be brushed nickel, or a similar color.
4. The storm door shall be installed by a qualified contractor. The Owner assumes all liability risks associated with the engagement of the contractor. It is the Owner's sole responsibility to ensure the contractor has sufficient Commercial General Liability insurance.
5. The Owner agrees to indemnify and hold harmless the Association and its Board, staff, and consultants from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the installation of a storm door on their residence, or the work to be performed by contractor.
6. The Association is not responsible for maintenance of any Owner installed storm door. The Owner is responsible for their storm door maintenance including, but not limited to, repair, replacement, and pressure washing. All storm doors shall be maintained in a like new condition.
7. The Owner shall assume responsibility for insuring their storm door. In the event the storm door is damaged or destroyed by casualty, hazard, or other loss, the Owner thereof shall either commence to rebuild or repair the damaged storm door.