

Villas at Cool Springs Condominium Association

Policy Resolution Number 1

Driveway sealing

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WHEREAS, Section B.2 of the Rules and Regulations of the Villas at Cool Springs Condominium Association provides that the Board of Directors has authority to approve driveway sealing and duty to ensure compliance with all Rules and Regulations adopted by the Association as well as all applicable Municipality of Bethel Park Ordinances.

WHEREAS, Section B.7 of the Rules and Regulations of the Villas at Cool Springs Condominium Association. Each Unit Owner is solely responsible for the proper care and maintenance of his Unit including Limited Common Elements. Maintenance of the Common Elements and structural repair of the Limited Common Elements is the responsibility of the Association, but is charged as a General Common Expense or a Limited Common Expense, as the Declaration provides

WHEREAS, it has been noted that there is a direct need to further specify the requirements of driveway maintenance throughout the Association within the standards generally prevailing at Villas at Cool Springs Condominium Association.

THEREFORE, BE IT RESOLVED that the following procedure shall be adhered to regarding Driveway sealing.

1. Every even numbered year owners are responsible to seal coat their driveway.
2. In the spring of each even numbered year, the Association and/or its Management Company will solicit bids for a group rate to be shared with the owners for the work.
3. Owners may join in the group rate provided or may complete the work on their own, or by using a vendor of their choice.
 - a. NOTE: The Association agrees to coordinate the work for the best rate and simplicity of the project. However, any contract or work requested is solely a contract between the owner and the contractor. The Association does not endorse any specific contractor or assume responsibility for their work.
4. Driveway seal coating must be complete by all owners no later than August 31st ^{of} each even number year.
5. Failure to complete the driveway seal coating will result in a weekly fine of up to \$75.00 for each week the work is not complete past the August 31st deadline.

Adopted this 22nd day of September 2020

Timothy J. Enright President
Rosemary Costanzo Vice President
DAN ET NUT AS Secretary
Frank Little Treasurer
Tom Bursse Member at Large