

**10 Day Notice and Comment
Proposed New Rule
to the Rules & Regulations
December 15, 2010**

Proposed new rule:

Appendix F

STERLING WOODS MASTER ASSOCIATION, INC.
RESOLUTION OF THE EXECUTIVE BOARD
ADOPTING MAINTENANCE, REPAIR AND REPLACEMENT STANDARDS

I. Statement of Facts.

- A. Sterling Woods ("Common Interest Community") was created by a declaration of Silversmith Heights, LLC, dated March 5, 1997, and recorded in the Danbury Land Records in Volume 1174 at Page 1003 ("Declaration").
- B. Sterling Woods Master Association, Inc. ("Master Association") is the association of Unit Owners of the Common Interest Community.
- C. Under Section 6.4 of the Declaration, the Unit Owners are responsible for the maintenance, repair and replacement of their Units.
- D. When certain objects, fixtures or components within the Units fail or malfunction, or when certain conditions exist within Units, they can cause significant damage to the Units containing them, to other Units, and to the Common Elements of the Common Interest Community.
- E. Failure to inspect, maintain or replace certain objects, fixtures or components, within the Units, or creating or maintaining certain conditions within Units, can result in higher insurance premiums being charged to the Master Association.
- F. The Master Association wishes to adopt standards for the maintenance, repair and replacement of Units, so as to avoid damage to Units and Common Elements and keep down insurance premiums.

II. Statement of Authority.

- A. Under Subsection 47-261b(a) of the Connecticut Common Interest Ownership Act ("Act") and Section 21.2 of the Declaration, the Executive Board of the Master Association has the power to adopt and amend rules,

subject to providing Unit Owners with notice of the proposed rule and an opportunity to comment.

- B. Under Subsection 47-261b(f) of the Act, the Master Association may adopt rules to regulate any behavior in a Unit which adversely affects the use and enjoyment of other Units or the Common Elements.
- C. Under Subsection 47-257(e) of the Act, if any common expense is caused by the failure of a Unit Owner to comply with a written maintenance standard promulgated by the Master Association, then the Master Association may, after notice and hearing, assess the portion of that common expense in excess of any insurance proceeds received by the Association under its insurance policy, exclusively against that Owner's Unit.

III. Rule.

NOW THEREFORE IT IS RESOLVED:

- A. That the rules and regulations of the Master Association are hereby amended by adding the maintenance, repair and replacement standards attached hereto as Exhibit A.
- B. That the imposition of these maintenance, repair and replacement standards shall not relieve a Unit Owner of his or her obligations under Section 6.4 of the Declaration, including, but not limited to, the obligation to perform and pay for repairs, maintenance, and replacement.

Adopted by the Executive Board of the Master Association on _____, after giving all unit owners notice and an opportunity to comment.

EXHIBIT A

MAINTENANCE, REPAIR AND REPLACEMENT STANDARDS

1. Hot Water Heaters. All Unit Owners shall replace their hot water heaters once they are more than 10 years past the manufacturing date.
2. Washing Machine, Dishwasher, Sink and Toilet Hoses. All Unit Owners shall install steel braided, Flood-Chek, or equivalent hoses to serve the washing machines, dishwashers, sinks and toilets in their Unit.
3. Smoke Detectors. All Unit Owners shall have smoke detectors installed in their Units in accordance with the recommendations of the Danbury Fire Department. Unit Owners shall test their smoke detectors every six months, and replace the batteries in their smoke detectors at least once every calendar year. Unit Owners shall replace their smoke detectors every 10 years.
4. Dryer Vents. All Unit Owners shall have the vents and ducts serving their clothes dryers cleaned at least once every calendar year.
5. Minimum Temperatures. All thermostats in the Units must be set at 55 degrees Fahrenheit or higher from November 1 through March 31.
6. Kerosene Heaters. Unit Owners shall not use kerosene heaters inside their Units.
7. Use of Grills.
 - a. Unit Owners, tenants and occupants of Units located in the Birches may keep gas grills in their Units, but outside of their residences. Unit owners, tenants and occupants of all other Units may keep gas grills on decks or patios that are assigned to their units as limited common elements.
 - b. No Unit Owner, tenant or occupant of a Unit may place a gas grill so close to the siding of a building or to deck posts as to cause damage or create a fire hazard.
 - c. Unit Owners, tenants and occupants of Units shall not use charcoal grills or other devices such as chimineas which operate with an open flame, anywhere in Sterling Woods.
 - d. Unit Owners, tenants and occupants of Units shall not use grills within garages serving their Units.
8. Use of Electrical Appliances and Devises.

- a. Unit Owners, tenants and occupants of Units shall not leave electrical appliances such as washing machines, dryers, and dishwashers running while they are not in their Units.
 - b. No electrical device creating electrical overloading of standard circuits may be used in any Unit.
9. Hazardous Waste. Hazardous waste shall not be placed in any refuse container nor poured down any drain.
10. Trash. Trash shall not be stored in such manner as to facilitate the spread of fire or encouragement of vermin.