

EXHIBIT A

MAINTENANCE, REPAIR AND REPLACEMENT STANDARDS

1. Hot Water Heaters. All Unit Owners must replace their water heaters either A) BEFORE they are eight years past the installation date OR B) BEFORE the date at which the warranty expires, *whichever is later*. Replacement of tankless heaters shall be made either A) BEFORE they are sixteen years past the installation date OR B) BEFORE the date at which the warranty expires, whichever is later.

The date of installation, water heater type, and warranty expiration date of your water heater must be provided to management by March 31, 2024. This information must subsequently be provided whenever a new water heater is installed. On or before March 31, 2024, all water heaters (tank or tankless) must be supplemented with a leak detection and automatic water shutoff system. Battery-only powered leak detection and automatic water shutoff systems are not acceptable. Unit owners are required to obtain a building permit from the City of Danbury prior to installation of the leak detection and automatic water shutoff system and must provide to management a copy of the building permit and Certificate of Acceptance issued by the City of Danbury after installation is complete.

Unit owners who already have a leak detection and automatic water shutoff system installed must provide to management an invoice for installation of the system or allow for an inspection to verify compliance with this maintenance standard.

Reminder: Unit Owners are required to obtain a building permit and Certificate of Approval from the City of Danbury when replacing their hot water heater/HVAC and this documentation must be provided to management.

2. Washing Machine, Dishwasher, Refrigerator and Toilet Hoses. All Unit Owners shall install high quality steel braided, or Flood-Chek or equivalent hoses, to serve the washing machines, dishwashers, refrigerators, and toilets.
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 (or as recommended by the manufacturer for the installed unit). Unit Owners shall replace their smoke detectors every 10 years (or as recommended by the manufacturer of the installed unit).
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.

Note: Batteries need to be changed in all thermostats at least once every calendar year (or as recommended by the manufacturer for the installed unit).

6. Auxiliary Fuel Based Heaters. Unit Owners shall not use any auxiliary portable or fixed fuel-based heaters (i.e., kerosene, propane, LPG, wood, pellet etc.) 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 chimneys 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.
- e. Units are limited to two (2) propane cylinders (20 lb. maximum per cylinder) per the recommendation of the Danbury Fire Department. Cylinders containing any quantity of propane must be used and stored outside (i.e., deck or rear patio), out of direct sunlight and not on any village common element. When disconnected, the plastic safety plug or cap must be in place.

8. Use of Electrical Appliances and Devices.

- a. Unit Owners, tenants and occupants of Units shall not leave electrical appliances with the potential to cause significant damage such as washing machines, dryers, and stoves, 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.

11. Unit Owners, tenants and occupants shall winterize all exterior hose bibs following procedures recommended by the hose bib manufacturer.

12. Unit Owners, tenants and occupants shall ensure that that there are working weep holes on storm and/or screen doors.

13. Unit Owners, tenants and occupants shall have the gas fireplace(s) in their unit cleaned and serviced every five (5) years.

14. Turn off water valve during extended absence. If a unit is to be unoccupied or untended for twenty-four hours or longer, the main water valve for the unit must be turned off.
Note - some units also have total building shut off valves which shall not be turned off.

On or before March 31, 2024, Unit Owners must acknowledge to management that all adult occupants, including tenants, know where their shutoff valves are located and how to turn them off. This is subject to a five-year recertification.

15. Work inside a Unit. If a Unit Owner makes repairs or improvements to the inside of their unit, whether handled by the unit owner or a third party that they engage, the Unit Owner will be responsible for the association's insurance deductible should there be a loss event that is related to said repairs or improvements - whether the loss occurs immediately after the repairs or improvements are made or if they occur at a later point in time. Repairs made by the Association to the interior of a unit that cause a loss event will be fully covered by the Association. Note – any contractors working inside of a unit must be licensed and insured and must provide proof of insurance to the Unit Owner. The Unit Owner is responsible for checking with the City of Danbury to determine if a building permit is needed. When applicable, a copy of the building permit and Certificate of Approval from the City must be provided to the Association.
16. Occupants may not leave running water unattended.
17. All leaking pipes, valves and toilets must be promptly repaired. Occupants must regularly check all caulking around tubs, showers, toilets, and sinks to ensure that moisture does not penetrate the walls or floors.

Note: Unit Owners, tenants and occupants shall make best effort to retain copies of any documentation related to compliance with the maintenance requirements set forth herein in order to assist the Association and appropriate investigating authorities in the event of an incident.