

# *University Towers Owners Corporation*

## MAINTENANCE AND REPAIR STANDARDS

WHEREAS, the amendment to Title 47 Chapter 828 Section 47-257(e) of the Common Interest Ownership Act effective July 1, 2010 allows Associations to assess the Shareholder(s) the amount of the uninsured portion of a loss, caused by a violation of established Maintenance and Repair; and

WHEREAS, the Board of Directors of University Towers Owners Corporation determined that it is in the best interest of the Corporation to assess the uninsured amounts of any loss resulting from any member's violation of the corporation's established Maintenance and Repair Standards; and

WHEREAS, the Board of Directors of University Towers Owners Corporation, by unanimous consent adopted these Maintenance and Repairs Standards at a duly noticed and held Board of Director's meeting, which if violated, grants the Board of Directors, after Notice of Hearing, the authority to assess back to the responsible Shareholder(s) the uninsured amounts of any loss resulting from any member's violation of the established Maintenance and Repair Standards; and

WHEREAS, the Board of Directors of University Towers Owners Corporation distributed these proposed Maintenance and Repairs Standards to all Shareholder(s) providing each with a minimum of ten (10) days prior to the Board's final vote to fully adopt the Standards and making the Standards effective immediately; said vote having taken place at a duly noticed and held meeting; and

WHEREAS, the Board of Directors of University Towers Owners Corporation established September 1, 2024 as the effective date of this policy; and

WHEREAS, the September 1, 2024 version of the Maintenance and Repair Standards will supersede all other maintenance standards of University Towers Owners Corporation in place before September 1, 2024 and may be further amended with Notice and Comment from time to time by the Shareholders.

NOW THEREFORE, it is adopted as follows:

1. Licensed and Insured Contractors

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Any maintenance, repair, and replacement activity authorized by the Shareholders, whether performed for any maintenance, repair, and replacement activity, which relates to the Unit to be maintained, repaired, and replaced by the Shareholder, shall be subject to prior written notice to the Corporation's management and performed by a contractor, who is licensed and insured to at least the minimum standards required by the State of Connecticut and the municipality in which the Unit is located (but not less than General Liability insurance of \$1,000,000 per occurrence and \$2,000,000 aggregate and workman's compensation insurance of \$100,000 per accident, \$100,000 per employee and \$500,000 policy limit).

Shareholders shall provide the Association with documentation satisfactory to the Association with regard to the licensing and insurance maintained by any contractor who performs work on the Unit, prior to the work commencing.

The insurance certificate's special provisions section must read: "CERTIFICATE HOLDER", University Towers Owners Corporation is included as Additional Insured on a primary non-contributory basis for work at the premises (Unit# ) on 100 York Street, New Haven, Connecticut 06511. The certificate holder section must have the NAME and ADDRESS of the University Towers Owners Corporation, 100 York Street, New Haven, Connecticut 06511.

## **2. Water Damage**

Any loss, claim, damage or expense, which is caused or contributed to by water from piping, fixtures, fittings, or hoses within the unit and outside of the common wall chases, which may or may not escape from any Unit and enter another Unit or Common Element, due to overflows, clogs, failure to maintain bathrooms and kitchens, caulking and grouting, toilet seal failures, unattended water, or any breaks, breaches, or failure of pipes or water lines (including, without limitation, ice lines, rain or snow from windows not properly closed, improperly pitched air conditioners) located within the Unit, or which exclusively serves a Unit, shall be the Shareholder's sole responsibility.

It is the Shareholder's responsibility to notify the Association immediately of a leak or other condition of escaping water within a Unit.

## **3. Grease Screens and Ventilation Hoods**

All stove hoods, hoods, and other ventilation systems that can collect grease will have grease screens installed to prevent grease from accumulating in the vent duct. All-such screens must at all times be used and kept in clean, good order and repair by the Shareholder.

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## **4. Reporting Leaks**

Each Shareholder acknowledges that serious damage to the common interest community is likely to occur where a leak or other condition of escaping water is identified by the Shareholder but is not reported to the Association on a timely basis. Accordingly, each Shareholder shall owe a duty to the Association and the other Shareholders in the common interest community to report to the Association any leak or other condition resulting in escaped water immediately after identifying any such leak or condition or as quickly thereafter as is reasonably possible.

## **5. Smoke Detectors and Carbon Monoxide Detectors**

All Units, whether owner-occupied or leased, are required to not impede UT-installed smoke detectors in each location of the Unit by order of the Fire Marshal. Shareholders may not disable active smoke detectors, strobes, or horns.

## **6. Unit Entry Doors**

Doors to each Unit leading from the public corridors are fire-rated and contribute to the building's fire safety. Door hinges are designed to assist in closing the door once open. These hinges must be kept free of paint and in good working order. Doors may not be left open. If a door is reported open, the Shareholder will be contacted to close it. If the Shareholder cannot be reached, building personnel may close the door to maintain the fire separation required. Shareholders shall be responsible for any costs incurred in complying with this Standard.

## **7. Electrical Circuits and Outlets**

Total electrical usage both in the aggregate and per circuit in any Unit shall not exceed the capacity of the circuits which serve the Unit, as labeled on or in the circuit breaker boxes. No single electrical device or assemblage of electrical devices creating electrical overloading of standard circuits may be used.

## **8. General Standard of Care**

Each Shareholder acknowledges that the Association's property insurance costs are positively impacted by the diligent maintenance, repair, and replacement of the Units, the fixtures and improvements located within the boundaries of the Units, and the Limited Common Elements which the Shareholders are required to maintain, repair, and replace. Each Shareholder shall owe a duty to use reasonable care to maintain, repair, and replace their Unit, the fixtures and improvements located within the boundaries of the Unit and the Limited Common Elements which the Shareholder is required to maintain, repair, and replace. Shareholders are strongly advised to maintain a homeowner's HO-6 insurance policy and to annually review the policy's

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coverage/limits with a licensed insurance agent to make sure the coverage is in alignment with UTOC's master policy.

## 9. Unit Occupant Responsibility

Each Shareholder shall be responsible for ensuring that any tenant, guest, invitee, or other occupant of the Unit complies with each of the Maintenance, Repair, and Replacement Standards set forth herein. For the purpose of interpreting and applying these Standards, where the context requires, the term "Shareholder" shall also include any tenant, guest, invitee, or other occupant of the Unit.

If a Shareholder has received permission to have an Emotional Support Animal with them in their Unit, the Shareholder shall ensure that support animals do not soil or damage interior or exterior common areas. Reported damages may be subject to established fines. All shareholders are responsible for damage caused by ANY animal they or their renters bring into the building.

## 10. Fines

By resolution, the Board of Directors, after Notice and Hearing, may, in addition to assessing the uninsured portion of any loss, levy a fine in an amount set by the Board of Directors, as amended from time to time, for each day that a violation of a Maintenance and Repairs Standard exists. Each separate uncured violation shall be subject to the levy of a reasonable daily fine.

## 11. Legal Fees

Shareholders shall be responsible for any legal fees by the Corporation in the resolution of issues of Shareholder responsibility where liability is found.

Closing:

This policy shall serve to augment the existing governing documents of the University, (Declaration, By-Laws, and Rules and Regulations, Occupancy Agreement) of University Towers as amended from time to time.

This policy shall be effective as of the 1 of September 2024.



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UTOC Board President



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SECRETARY'S CERTIFICATION