

Springbrook Hill Owners Association - Privacy Wall Repair Policy

Date of Adoption: June 25, 2021

Amended on: September 21, 2021 (ver. 2)

All Townhouse and Duplex units have privacy walls that enclose one or two ends of the decks. In the case of the Townhouse A&D units, there are two walls completely within the Limited Common Element (LCE) space of each unit. In the Townhouse B&C units and the Duplex units there is one shared wall that straddles the LCE space of the two units.

Repairing the privacy wall requires that it first be separated from the building so that the building siding can be repaired. When the building and wall are repaired there are new specifications for how the wall and lattice work go back together. With the conjoined nature of these two projects - part consisting of repairs to Common Elements and part to LCEs - all needed repairs will be done by contractors chosen by the association. The costs for the repairs on the building and privacy wall are covered by condo fees.

Owners can make a request for the association to address their privacy wall or the association may determine that a repair is necessary and notify the owner. Springbrook management will be responsible for surveying and determining the extent of the needed repairs.

Note: The 4x4 posts used may be Alaskan White Cedar, or PT Grade Mahogany. The posts will be stained to match the shingles.

