

BROOK FOREST CONDOMINIUM ASSOCIATION
Windows, Doors and Skylights Policy
March 29, 2008

The Brook Forest Condominium Association Policy regarding unit windows, doors and skylights is stated this 29th day of March 2008 and is as follows:

In accordance with the Brook Forest Declarations which state in Section 10.1, Maintenance Responsibility By the Owner, "For purpose of maintenance, repair, alteration and remodeling, an Owner shall be deemed to own and shall have the right and obligation to maintain, repair, alter and remodel, the interior non supporting walls, the materials (such as, but not limited to, plaster gypsum drywall, paneling, wall paper, paint, wall and floor tile, and flooring but not including subflooring) making up the finished surfaces of the perimeter walls, ceilings and floors within the unit and the unit's doors and windows....."

For purpose of clarification, unit skylights are considered "windows" in the unit and skylights fall under the maintenance responsibility of the Owner.

In efforts of uniformity of the external appearance of the complex, all Owners are required to submit a request to the Brook Forest Board and receive approval for any window or door replacement prior to beginning any replacement. Owners that do not request and receive Board approval prior to the installation of any windows or doors are subject to removal at the Owner's expense. The general plan for window and door replacement is to match the existing styles and colors.

This Policy of the Brook Forest Association is adopted this 29th day of March 2008 by _____ of the Brook Forest Condominium Association.

Attest: _____