

Policy and Procedure

Floor Coatings for Limited Common Elements

Background:

Multiple units in the Greens at Westend have painted entries. Additional owners have requested permission to apply concrete coatings to their entries.

Objective:

To provide clear direction on what is allowed.

Policy:

The policy of the Board is to allow floor coating of the concrete entry of the limited common area. For this purpose, the Limited Common Area is defined as the concrete slab starting at the front entry and extending to the first expansion joint/where the pad and the sidewalk intersect.

Procedure:

1. Unit owner must fill out an exterior modification request form. This form can be obtained from the COA manager in the main office.
2. Unit owner will submit the modification request along with a color sample to the main office for approval and recording, unit owner must acknowledge compliance with item #6 listed below.
3. Unit owner will let the COA manager know the time and day the work is to take place.
4. Unit owner may not apply any coating outside the limited common area including any part of the sidewalk leading up to the unit entry.
5. Unit owner may not block any part of the sidewalk leading to any unit entry. (This is a common element and therefore must remain accessible to all unit owners)
6. Unit owner may treat the concrete slab with any exterior grade coating IE paint, stain, epoxy, but the owner is recommended to use a textured substance to avoid creating a slippery surface. The unit owner assumes all liability for any property damage or personal injury resulting in such coverings. This liability responsibility will be transferred with the unit in the event of a sale or foreclosure of the affected unit.
7. All coatings/colors are subject to approval/disapproval by the BOD. No florescent coatings or marking paint will be allowed, neutral tones are recommended.
8. All carpeting is prohibited except for non-permanent entry mats.

This policy is adopted pursuant to:
Declarations 3.3 (A)

2019-02-19 adopted by board