

# *The Legends at Grove City Condominium Association*

*Property Control Policy*

*P-03*

## *Policy on Additions to Common Property*

*Drafted: January 17, 2024*

*Adopted: March 14, 2024*

*Revised:*

## *Policy on Additions/Improvements to Common Property by Unit Owners*

Unit Owners interested in making additions or improvements to the exterior of their unit should first complete an addition/Improvement to Common Property form and submit it to the Board for approval.

The Board shall act upon requests within thirty (30) days after receipt thereof, and shall be deemed to have acted favorably in cases where no response is made within that period

Once approved by the Board the unit owner should obtain any of the required permits from the township.

The addition/improvement should be completed within 6 months of the approval date. The association should be informed of any situation that would require an extension of the completion date.

All common property that is damaged by a unit owner or contractors must be returned to its original condition.



## Request for Alterations to Common Property

\_\_\_\_\_  
Address of Unit Owner

\_\_\_\_\_  
Name of Unit Owner

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Phone number

Type of Alteration     Landscape     Building Exterior     Other

Location of Alteration     Front     Side     Rear

Scope of Alteration:

Materials to be Used:

### Additional Information:

Please attach drawings depicting the proposed alterations. Including a site/plot plan, manufacturers literature, name of contractors, etc.

I have read the policy, understand it and agree to its provisions.

\_\_\_\_\_  
Signature of Unit Owner

\_\_\_\_\_  
Date

**Modifications Required:**

Date Alteration Approved \_\_\_\_\_ Date Alteration denied \_\_\_\_\_

## *Legal Document References*

**Public Offering:** No references

### **Declaration of Condominium**

No Unit Owner, or Occupant shall

Build any structure on the Common Elements (including Limited Common Elements) or any installation which extends beyond the physical limits of Unit Owner's or Occupant's Unit into the Common Elements.

Paint or otherwise alter the structure, form or appearance of the exterior portion of any wall, window, door, other portion of the Property of which is visible from outside of such Unit.

Place any sign, notice, advertisement or the like on any part of the Property which is visible from the Outside of such Unit.

No Owner shall do any work or any other act which would jeopardize the soundness or safety of the Property or any part thereof, or impair any easement or hereditaments without the unanimous consent of the unit owner affected thereby.

No Unit Owner shall make or permit my addition, alteration or improvement to his Unit which could or might affect the structural integrity of the Building. No Unit Owner shall make or permit any other structural change, addition, attention or improvement in or to his Unit without the prior written consent of the Executive Bead, which shall not be unreasonably withheld, and, if such change so consented to would result in rendering inaccurate the description of that Unit on the Plats and Plans, it shall not be undertaken until the Plats mid Plans have been duly amended at the cost and expense of Each Unit Owner. Requests for such consent shall be accompanied by detailed plans and specifications showing the proposed addition, alteration or improvement, and shall name the contractors and subcontractors to be employed. The Executive Board shall act upon requests within thirty (30) days after receipt thereof, and shall be deemed to have acted favorably in cases where no response is made within that period

Application to any governmental authority for necessary permits shall be made only by the Executive Bond as agent for and at the expense of the Unit Owner, without incurring any liability to such authority or to any contractor, subcontractor or materialman or to any person haring any claim for injury to person or damage to property from such work.

**By-Laws:** No Reference

### **PA Code**

§ 5213. Alteration of units. Subject to the provisions of the declaration and other provisions of law, all of the following apply:

(1) A unit owner may make any improvements or alterations to the unit that do not

impair the structural integrity or mechanical systems or lessen the support of any portion of the planned community.

(2) A unit owner may not change the appearance of the common elements or any other portion of the planned community other than portions of units that are not controlled facilities without the permission of the association. However, a unit owner may change the exterior appearance of a unit except any portion of a unit which is a controlled facility without the permission of the association.

(3) After acquiring an adjoining unit or an adjoining part of an adjoining unit, a unit owner may remove or alter any intervening partition or create apertures therein, even if the partition in whole or in part is a common element, if those acts do not impair the structural integrity or mechanical systems or lessen the support of any portion of the planned community. Removal of partitions or creation of apertures under this paragraph is not an alteration of boundaries.

### **Rules & Regulations**

Nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Executive Board.

No terrace or patio shall be permanently decorated, modified, enclosed or covered by any awning or otherwise without the written consent of the Executive Board.

Screen doors or storm doors on an exterior door shall be permitted with the written consent of the Executive Board.