

Osprey Reserve

Roof Heat Tape and Gutter Policy

This Policy of the Osprey Reserve HOA is adopted this 12th day of October 2022 by the Officers of the Association at the direction of the Executive Board.

HISTORICALLY, it has been the policy of the Osprey Reserve HOA that individual unit Owners have been responsible for heat tape and gutter system installs and maintenance on their units. The HOA has not funded installation nor repairs for any unit heat tapes or gutters. Some unit Owners have installed heat tape and gutter systems on their roofs at their individual expense. This is a benefit to the HOA as this reduces the HOA risk for repairs needed from roof leaks and decreases expenses associated with roof snow removal needs as currently, if a roof leaks the HOA funds the repairs needed. Working heat tape systems are a benefit to Owners as it decreases the likelihood of roof leaks and unwanted unit interior damage.

WHEREAS, the Osprey Reserve Board of Directors desires to incentivize Owners to have roof heat tape and gutter systems installed on their units.

NOW, THEREFORE, effective beginning January 1, 2022, the following Roof Heat Tape and Gutter Policy Guidelines have been established:

- Individual Unit Owners continue to be responsible for roof heat tape and gutter system installations and repairs and maintenance.
- Individual Unit Owners are encouraged to install roof heat tape and gutter systems on their units.
- The Osprey Reserve HOA continues to be responsible for roof maintenance and repairs.
- In the event of a roof leak into a unit that does not have a working roof heat tape gutter system, if it is determined that the presence of a working heat tape/ gutter system would have prevented the leak, the unit Owner will be responsible for all costs associated with repairs up to the first \$2000. The Osprey Reserve HOA will assume responsibility for costs of unit/ building repairs in excess of \$2000, not to include individual unit content items.
- In the event of a roof leak into a unit that does have a working roof heat tape gutter system, the Osprey Reserve Association will be responsible for all costs associated with building/ unit repairs, not including any contents.
- Unit Owners interested in completing roof heat tape/ gutter system installs should contact Property Management to submit proposed design for review prior to completing installation. This will help to ensure systems are installed in effective manner to prevent ice dam build up.

IN WITNESS WHEREOF, this policy is adopted on the day and year first above written by the duly authorized Officers of the Association and is effective beginning January 1, 2022.

Osprey Reserve HOA

By: \_\_\_\_\_