

## Pinecrest Village Association

### DELEGATION OF MAINTENANCE RESPONSIBILITY FOR WINDOWS AND DOORS

WHEREAS, pursuant to Article VI of the Declaration of Covenants, Conditions, Restrictions, Easements, and Liens for Pinecrest Village dated 15 July 1992 and thereafter recorded in the land records of the Town of Williston, Vermont in volume 28 at pages 247-310, and as amended (hereinafter "Declaration"), Pinecrest Village Association, by and through its Board of Directors, has the authority to delegate to individual Lot Owners the responsibility to maintain designated aspects of Limited Common Property and to pay the costs thereof.

WHEREAS, pursuant to Article III of the Declaration, the exterior windows and doors attached to an individual Dwelling constitute Limited Common Property.

WHEREAS, the Board of Directors for Pinecrest Village Association has determined that it is in the best interests of the Association to delegate to each individual Lot Owner the responsibility to maintain, repair, and replace the exterior windows and doors attached to an individual Dwelling, and to pay a certain measure of the cost thereof, as deemed necessary and appropriate by the Board of Directors.

THEREFORE, the Board of Directors for the Pinecrest Village Association hereby delegates to each individual Lot Owner the responsibility to maintain, repair, and replace each and all exterior windows and doors attached to an individual Dwelling, including all windows and doors added by a Lot Owner, and to pay one hundred percent (100%) of the full costs thereof, as deemed necessary and appropriate by the Board of Directors.

Subscribed at Williston, Vermont on 12 June 2006.

PINECREST VILLAGE ASSOCIATION

By: Valerie Guilmette  
President, Board of Directors