

Stephanie Terrace HOA House Rules Addendum

Attic Insulation

Permission and Owner Responsibility

- Written approval must be secured from the HOA Board of Directors prior to any work. Permission requests must be accompanied by detailed plans of the work proposed.
- The owner agrees to indemnify the association for any damage caused to the general common elements or other unit owner's units as a result of the work or the installation of the extra insulation.
- The owner is responsible for any mold or other damage that results from the blocking of vents or inadequate venting due to the installation of the extra insulation.

Installation Restrictions

- All work must be performed by licensed and bonded contractors.
- All work must conform to Oregon building codes and have proper building permits when necessary.
- Materials used must be of high quality, intended for permanent installation and be recognized as effective according to current best practices.
- The contractor must take care not to block any vents, or if additional vents are necessary, they must be properly installed.
- All alteration or addition of vents or any other changes to common elements must be architecturally consistent with existing vents and structural elements.
- It is recommended but not required that insulation installations be of such quality as to qualify for energy tax credits.