

GRAMERCY PLACE COMDOMINIUM ASSOCIATION
Policy for Attachments on Condominium Exterior Surfaces
Updated: 4/21/2025

The GPCA Declaration states that the exterior surfaces of any GPCA unit are property of the Association. The Association is responsible for maintaining the condition of all exterior surfaces. The Association is also responsible for the appearance of GPCA from a visual ap

pearance. With these things in mind, unit owners are not allowed to attach anything to external surfaces except under the following conditions:

1 Owner proposes the attachment by sending a written request or email to the board of GPCA, which request includes the following:

- a. Description of what is to be attached; size, dimensions, color;
- b. Images or pictures of precisely where the external surface will be affected or INJURED;
- c. Description of how the attachment will be made (size and length of any screws, nails, brackets, etc.); and
- d. Name and address of the person or contractor who will be doing the attachment;

6 The board will consider proposal within 30 days of receipt and respond to owner either approved or not approved.

6a If the board approves the project, and prior to attachment, the Owner will deposit with GPCA an amount determined by the board which will cover cost of exterior surface remediation when attachment is removed, e.g. when owner sells, the attachment needs to be replaced, etc. Said deposit will be held by GPCA and returned to the owner upon evidence that the attachment has been removed and there has been adequate remediation of the surface. The Owner will forfeit said deposit if the owner fails to remove the attachment, if and when the owner vacates the unit.

6b When the owner sells the unit, the owner, at his expense, shall remove attachment and restore surface to original condition.

7 Should the attachment remain in place for a period longer than five years, the Association has the right to adjust the deposit amount based on any change in likely costs to remediate the exterior surface upon attachment removal. Acceptance of the original proposal by the association and owner commits the owner to any adjustment deemed appropriate by the board.

8 The owner agrees to make any maintenance to the attachment which the board deems necessary. E.g. cleaning, painting, repairs of unsightly damage, which materially affects the appearance of the unit and surrounding units. If the association deems necessary to maintain the surface where the attachment is, and it requires removal of attachment, removal and re-attachment, if the owner desires, shall be done at the owner's expense. [Either the owner will remove/reinstall, or the association will remove/reinstall and invoice the owner.]

Gramercy Place Condominium Association
Agreement for External Surface Attachment

_____ [OWNER] of _____ [UNIT], agrees to the policy of Gramercy Place Condominium Association [GPCA], updated as of 4/21/2025, when making the attachment to the external surface of side unit of project described generally as _____ [ATTACHMENT] and more specifically in the attachment to this agreement. Any other limitations relative to the ATTACHMENT which the Board of GPCA may specify are listed below

[STIPUTLATIONS].

Following the policy, the Board of GPCA [BOARD] has approved the project and stipulated an amount of \$ _____ [DEPOSIT] be deposited with the GPCA, which deposit shall be returned to OWNER when the ATTACHMENT has been removed and any injury or injuries to external surfaces have been appropriately remediated, as determined by the BOARD.

OWNER also agrees that should ATTACHMENT remain in place longer than five(5) years, OWNER will deposit any additional amount funds deemed necessary by the BOARD to insure adequate remediation of injuries upon removal of ATTACHMENT.

OWNER shall forfeit DEPOSIT if OWNER fails to remediate ATTACHMENT injury(ies) when OWNER removes ATTACHMENT.

STIPULATIONS:

Owner:

Gramercy Place Condominium
Association:

Date:

Date:
