

# The Glen of Pacific Grove Homeowners Association

## Termite Policy

**Adopted, April 16, 2014**

The Glen of Pacific Grove CC&R's, Article V, Exterior Maintenance states: "The association shall provide exterior maintenance upon such lot which is subject to assessment hereunder as follows: Paint, repair, replace and care for roofs, gutters, downspouts and exterior building surfaces. Such exterior maintenance shall not include glass surfaces."

California Civil Code §4775 states: "The owner of a separate interest (townhouse ) is responsible for all repairs to their home as may be occasioned by wood destroying pests and organisms (termites, dry rot & fungus)."

The Glen of Pacific Grove Homeowners Association will take responsibility for specific Section One repairs to the exterior building surfaces **excluding glass surfaces, exterior doors and garage doors which will remain the responsibility of the individual owner.** The Board of Directors, at their discretion, will schedule contractors to perform repairs and treatments on the building in the most cost effective manner.