



November 2020

RE: Glenmont Commons HOA - Exterior Modifications and Garage Door Replacement

Dear Glenmont Commons Owners:

Many of you have inquired about replacing the builder's grade garage doors (wood) with an insulated steel model. The HoA Board of Trustees agrees that this is a much more energy efficient option. As such, we are in the process of drafting an updated Garage Door Resolution to outline a common standards and specifications to ensure we provide a choice that adds the most value and appearance to the development as well as adheres to our HoA's uniform appearance bylaws and regulations. We anticipate completing this resolution by late November/early December.

As a reminder, unit Owners cannot alter the appearance of the exteriors of their units without first contacting the HoA Board of Trustees via the Property Manager and completing and submitting the required modification request forms along with General Liability* and Workers Compensation Insurance certificates to obtain the prerequisite approvals. Residents and unit owners must adhere to the guidelines set forth in the Public Offering Statement as well as the resolutions adopted by the HoA Board of Trustees.

If you have already modified the exterior of your home without filing the obtaining Association pre-approval, you will need to submit the proper documentation for retroactive review to ensure the garage door or other exterior modifications/replacements meet the Association's standards.

A few key examples are:

- Replacement of Garage Door
- Replacement of Front Door
- Installation of Storm Doors
- Replacement of Roof, Windows & Siding
- Deck and/or patio installations [also requires a permit from the Township of Parsippany if altering footprint]
- Handrails & Front Steps
- Front walkways
- Entrance Light Fixtures, Flood Lights, etc.
- Uniformity of landscaping in the front of the unit (trees, shrubs, etc.)

The modification request form and supporting modification information for the items listed above can be found on the Association's website, www.glenmontcommons.org.

Please direct any questions you may have to Tom Chilenski at tom@cedarcrestpm.com or extension 120 in the management office. Thank you for your anticipated cooperation, we thank you for your patience and support.

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Sincerely,

Glenmont Commons HoA Board of Trustees

***Insurance certificates are to make sure that the Homeowner, Homeowners Association and Property Manager are indemnified of any liabilities on account of the vendors' negligence. The certificate must therefore endorse all 3 parties as "Additional Insured" in the certificate.**