
NEWPORT TERRACE CONDOMINIUM ASSOCIATION

DATE: OCTOBER 8, 2009

TO: RESIDENTS OF NEWPORT TERRACE

RE: **ATTACHEMENTS TO THE NEW SIDING**

The manufacturer recommends that nothing be attached to the new Hardie siding that is being installed on the outside of our buildings.

1. This very durable composite cement material is brittle and will break with improper use of nails or screws.
2. Hardie boards are resistant to fire, moisture, rotting and insects as long as there has been no surface penetration and it was properly installed.
3. If the vapor barrier is compromised the potential for a leak is created.
4. If the material is damaged the repair is expensive due to the nature of the installation (lapped with hidden fasteners). Any damage caused by the residents will be the homeowner's responsibility to pay for repair and/or replacement.
5. Only the Association's maintenance company is allowed to maintain/repair the Hardie, and install items such as rain gutters, satellite dishes, light fixtures, doorbells, mailboxes and flag holders to ensure the warranty is not voided.
6. **DO NOT ATTACH ANYTHING** to the fascia or siding, including, but not limited to holiday lights, flag holders, screws, hooks, nails, staples, etc.

On Behalf of the Board of Directors of
Newport Terrace Condominium Association

CC: Board of Directors