

# Americana Centre Condominium

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## MEMORANDUM

TO: ALL AMERICANA CENTRE OWNERS/RESIDENTS

FROM: ACCI BOARD OF DIRECTORS  
ACCI BALCONY/PATIO COMMITTEE

RE: BOARD OF DIRECTORS RESOLUTION - BALCONY/PATIO COVERINGS

DATE: AUGUST 31, 1992

Research proves that balcony/patio carpeting, whether adhered or not, significantly accelerates the deterioration of concrete even with deck sealant and "color-bond" improvements applied.

To paraphrase Section XI, Article 1 of the Americana Centre Bylaws and Article III, Section 2 of the Master Deed, nothing shall be permanently affixed to or adhered to the balcony and patios which are identified as "limited common elements".

The bylaws further state, in Article XIX, Section 6, entitled "Waiver", that no restrictions or provisions of the Bylaws will be waived, even if previously unenforced.

In an effort to establish a definitive policy regarding the aforementioned items, the Board of Directors adopted the attached Resolution at their regularly scheduled Board of Directors Meeting, held on Monday, August 24, 1992.

Therefore, if carpeting is placed on any balcony or patio deck after the current repairs, the unit owner is responsible for the cost of carpet removal for future inspections and repairs. Please be advised that Management will be inspecting balconies and patios on a more frequent basis to monitor our repairs and improvements investment.

The Balcony/Patio Committee recommends that carpeting, or any other deck covering, be used only between late spring and early fall, be stored elsewhere in the winter, and it must be removable at any time. In addition, the Committee suggests that residents remove any excess water accumulation from their balconies/patios subsequent to snow or heavy rains.

## RESOLUTION

WHEREAS, experience in the recent past indicates that permanently affixed carpeting increases deterioration of the concrete, due to moisture retention and temperature changes, and experts advise against the use of carpeting on balconies and patios.

WHEREAS, Article III, Section 2 of the Americana Centre Condominium, Inc., Master Deed defines the patios and balconies as limited common elements.

WHEREAS, Article XI, Section 1 of the Americana Centre Condominium, Inc., Bylaws prohibits the adherence of carpet or any other substance to the common or limited common elements.

WHEREAS, the Board of Directors of the Americana Centre Condominium, Inc., intends to maximize the life of the balconies and patios following the completion of the repair and improvement program currently underway.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of the Americana Centre Condominium, Inc. unanimously reconfirmed, at their regularly scheduled meeting on Monday, August 24, 1992, that the above referenced sections of the Bylaws shall apply and shall be rigorously enforced.

Audrey A. Boeb  
Secretary, Board of Directors

8/31/92  
Date