

## Place One Condominium

# Policy Statement

**Date:** July 1, 2018  
**Policy Statement:** 18-13 (Replaces 14-13)  
**Subject:** Balcony Areas Use and Maintenance

### I. Introduction

This policy applies to the use and maintenance of balconies. While the ownership of balconies and their doors primarily rests with the unit Co-Owner, the Master Deed gives Place One the responsibility for maintenance and repair as well as establishing rules to ensure the *quiet enjoyment* of other resident interests.

### II. Rules and Regulations

- A. Grilling.** The use of gas and electric grills on balconies is permitted. Because of health and safety issues associated with higher carbon monoxide emissions, noxious odors which permeate into other units, risk of fire from lingering coals and “blackening” of balcony ceilings owned by the unit above, the use of charcoal grills are prohibited effective May 1, 2019. Until that time, residents with charcoal grills must remain in compliance with the ban on the use of starter fluids as adopted by resolution of the Co-Owners at its 1997 Annual Meeting.
- B. Storage.** Bicycles, trunks, and household goods not commonly recognized as balcony or patio furniture or fixtures may not be stored on balconies.
- C. Drying Clothes.** Clothes, towels, and bathing suits may not be set out to dry on the balcony, and nothing may be hung over the balcony rail.
- D. Protruding Items.** Except for flags and satellite dishes, no item may be placed on a balcony which protrudes beyond the balcony rail. Flowerpots and boxes attached to the top of the balcony rail are to be placed on the inside of the rail.
- E. Watering Plants.** Plants and flowers are to be watered without dripping onto other balconies, parking lots, or common areas.
- F. Cleaning.** When cleaning balconies, no materials or liquids should be swept over the side.

- G. Trash.** Cigarette butts, ashes, matches, food, or any other items cannot be tossed over or dropped from a balcony.
- H. Audio Devices.** The use of any audio devices is permitted only in such a manner that it does not disturb other residents or their guests.
- I. Pets.** Please see *Policy Statement 08 – Pets* for further information.
- J. Birds.** Feeding of birds or rodents is not allowed on or from the balconies.
- K. Railings.** Additional fencing, shields, windscreens, etc. are not permitted. In unique situations to promote child and/or pet safety, the General Manager may grant an exception for acceptable, non-permanent, fine mesh or comparable barrier products. Such systems may only be affixed on the inside of the railings and to the extent practical, must be visually transparent. The General Manager can provide acceptable product options.
- L. Satellite Dishes.** A satellite dish no wider than one meter (39.97”) may be installed for the purpose of receiving data transmissions or broadcasts such as satellite television. Installation is limited to the balcony railing; for safety reasons, preferably protruding toward the unit if reception permits. Installation must be of professional quality, meeting relevant building codes and may not affect any concrete or common areas.
- M. Noise.** Residents are expected to manage balcony noise to avoid disturbing neighbors. Loud voices and/or music especially in the late evening should be avoided. Residents may need to silence wind chimes and other noise making devices should they become a nuisance to neighbors.

### III. Balcony and Balcony Door Maintenance and Repair

Balconies are part of the units to which they are appurtenant (attached) and *comprise the slab, the railings, and the surface areas of one-half of common dividers, if any.* Balcony Doors are part of the surface area. Balcony ceilings are owned by the unit above.

Section XVII(G) of the Master Deed states, "No Co-Owner or other resident shall paint or otherwise change any portion of the exterior appearance of Place One Condominium without first having obtained the written approval of the Council for such proposed painting or other change." Additionally, when private contractors are engaged, Co-Owners are subject to provisions found in *Policy Statement 02 - In Unit Maintenance, Repair and Renovation.*

- A. Inspections, Painting and Maintenance.** Place One schedules a project to conduct inspections, needed repairs, painting and maintenance for all balconies no less than every five to seven years. At its discretion, Place One may conduct interim inspections using random inspection methods and contractors which could lead to immediate repair requirements. Emergency repairs occur when needed. Balcony Co-Owners are assessed the cost of these efforts. In between these scheduled efforts, no permission is necessary to paint a balcony area and/or door provided approved colors and

products are used as outlined in the attachment "Balcony Painting Specifications." Balcony owners, who wish to paint, are advised first to check with Management to determine the next scheduled maintenance effort.

- B. Balcony Door Replacement.** Balcony doors may be replaced with a comparable solid wood or metal product approved by Place One. If a glass insert is desired, it must match the balcony window configuration, i.e., the bottom of the section must be the same distance up from the balcony surface as the window wall - about 32". The frame for the glass section must be the same color as the door. When used, glass must be double-paned, tempered and acceptable to local ordinance. Screen doors independent of the primary door are not permitted.
- C. Floor Covering.** The placement or installation of permanent or temporary floor covering including tile, carpet or rugs of any size on the balcony slab is not permitted. Damage due to water and moisture intrusion are known causes of concrete deterioration and create an unsafe condition. Permanent and even temporary covering could be cause to void maintenance warranties. The cost of removing floor coverings is assessed to the Co-Owner.
- D. Attachments to Concrete.** No hole may be made in any balcony ceiling or other concrete surface and no article may be bolted to, or otherwise attached to, any balcony ceiling, dividing wall, window, or any exterior wall.
- E. Safety Reporting.** Balcony Co-Owners, their tenants or guests must immediately report to Building Management, preferably in writing, any safety concerns related to concrete cracks, spalling (chips coming loose), loose railings, etc.



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Valerie Spiegler, President  
Place One Board of Directors

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## Balcony Painting Specifications

### I. Painting Balcony Floors



The top surface of balcony floors is coated with a concrete sealant branded as Miracote ([www.miracote.com](http://www.miracote.com)). While the coating process is similar to paint, application instructions should be followed to ensure the warranty is maintained. Contact the company for dealers in this area. Place One allows the following Miracote colors: **Toffee**, **Spanish Tile**, and **Copper Kettle** as the default. Color charts are available through Miracote.

### II. Painting Balcony Walls and Ceilings

The beige tone color of the concrete walls and ceilings can be purchased from most paint stores but Sherwin Williams may be easiest. The base product is high grade exterior latex “Extra White” satin finish. The custom color mix is found at right. Use of a rough, ¾” nap roller will provide the best results.

*NOTE: Balcony ceilings are owned by the unit above. Co-Owners should be sure to receive permission from their neighbor above prior to painting any ceilings.*

|  |    |    |    |                                      |
|--|----|----|----|--------------------------------------|
| EXTERIOR<br>A-100<br>SATIN                   |    |    |    | ARCHITECTURAL<br>LATEX<br>STANDALONE |
| PLACE 1 BALCONY WALLS<br>CUSTOM MANUAL MATCH |    |    |    |                                      |
| BAC COLORANT                                 | OZ | 32 | 64 | 128                                  |
| B1-Black                                     | -  | 28 | 1  | 1                                    |
| R2-Maroon                                    | -  | 12 | 1  | -                                    |
| Y3-Deep Gold                                 | 2  | 54 | 1  | 1                                    |

### III. Painting Balcony Doors and Railings

|   |    |    |    |   |
|---|----|----|----|---|
| INT/EXT<br>DTH ACRYLIC<br>SEMI-GLOSS                |    |    |    | IND MAINT PART 1<br>ACRYLIC<br>STANDALONE |
| PLACE 1 BALCONY RAILINGS AND<br>CUSTOM MANUAL MATCH |    |    |    |   |
| BAC COLORANT  | OZ | 32 | 64 | 128                                       |
| W1-White  | -  | 20 | 1  | -   |
| B1-Black  | 4  | 40 | 1  | -   |
| R2-Maroon   | -  | 11 | 1  | 1   |
| Y3-Deep Gold  | -  | 54 | 1  | -   |

The dark bronze color can be purchased from most paint stores but Sherwin Williams may be easiest. The base product is a high grade exterior Acrylic “ULTRA DEEP” semi-gloss finish. The custom color mix is found on the left.

Proper surface preparation is advised. The use of a smooth, ¼” nap roller will provide the best results.

#### Safety Note

*Co-Owners who choose to paint their balcony areas do so at their own risk and are responsible for any damage that might be caused to other units. Additionally, Co-Owners should not try and paint balcony edges (nose areas) as the sealant used is of a different nature than the other balcony areas.*