



HOMEOWNER'S MANUAL



Welcome New Resident

The staff at the Landings On Erie understand that purchasing a new home is a major decision and we strive to make the process as easy as possible. If you are a first time home buyer, or purchasing a new vacation home, you know that many choices and decisions have been made to accommodate your must haves when personalizing your home.

We have created this helpful information booklet to assist you when caring for your new home. Included are contact numbers for local services and the names of the suppliers whom have been instrumental in building your home. Your home comes with a 'One Year' Warranty. Our Warranty Department is available to answer all your questions about the care of your home (see phone directory).

Bellevue Land Company

1848 E Perry Street Suite 120

Port Clinton, Ohio 43452

419-607-7858

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This Manual is intended as an informational guide only. Any conflict that may arise between the Unit Purchase Agreement, Community Policies and Guidelines, or in the Declaration of Covenants, Easement and Restrictions shall have overall control.

Local Services Phone Contacts

Phone and Internet Service:

-Omni Fiber.....	844-844-6664
Columbia Gas Company.....	800-344-4077
Ohio Edison.....	800-633-4766
Port Clinton Water Dept.....	419-734-4040
HOA Management Office.....	419-607-7858
AE Electric.....	419-392-8399
Ultra Heating & Cooling.....	419-874-9499
First Choice Plumbing.....	419-836-1822
Overhead Door Company (garage door).....	419-578-8700
Warnike Flooring & Tile.....	419-625-0500

Contact your HOA Management office for a full explanation of what Coverage your association fees cover and a copy of the By-Laws for your Community.

Your home has been pre-wired for internet service. The number for your Local provider in your area are listed on pg 4. Please remember to send in your Change of Address information to the postal service. As the homeowner you are responsible for utility changes and charges are effective on the day of closing. Also please contact your Insurance Provider for coverage on your home and also forward the Declaration of Covenants, Conditions, Easements and Restrictions to your insurance agent to have proper insurance coverage for your home and possessions.

Please be sure to read your Declaration of Covenants, Conditions, Easements, Restrictions and By-Laws of your Condominium Association. These are legal documents through which your association was created and they establish the rules and regulations for owners, residents and guests. Refer to your documents that were provided at the time of your closing. The HOA Manager acts in accordance with the Board Member's instructions. They will also be responsible for collecting monthly HOA fees, paying bills and assist in enforcing Association Rules. They also prepare financial statements and various other tasks to assist the Board of Trustees.

Warranty information on your home is provided in this booklet. Please read and follow any instructions in this guide. Emergency issues and non-emergency issues along with warranty procedures are listed in the following pages or can be found by consulting, Table of Contents. These procedures are strictly adhered to as to not void any warranty on your new home.

HOME CARE AND MAINTENANCE

APPLIANCES:

Your appliances are covered by a limited warranty from the manufacturer. In the event of a service issue with your appliance, please contact GE directly at their service number: **833-426-3393** (Bodewell Service). Properly cared for, your appliances should provide years of efficient service. Please read the operating manuals provided by the manufacturer before using these appliances.

RANGE, REFRIGERATOR, MICROWAVE, DISHWASHER:

Your appliances are covered by a limited warranty from the manufacturer. In the event of a service issue with your appliances, please contact GE directly at their service number listed above. Please read all the operating manuals and instructions provided by the manufacturers before using these appliances. In most cases the manual and warranty cards can be found in the drawer in the kitchen cabinets. Also be sure to send in warranty cards provided to ensure your warranties are activated.

RANGE HOOD:

Normal cleaning processes to be used to prevent grease and dirt build-up. Cleaning the metallic filter with hot water periodically will promote best functionality. Replace bulbs with proper specifications defined in the operating manual provided.

WASTE DISPOSAL:

Turn on cold water to full flow before pushing food through the splash guard into the disposal. Turn on disposal switch – leave on until shredding sound has stopped leaving water running until you turn switch to off. Never place fingers inside disposal and do not overload disposal. Never discard the following items in your disposal: metal, plastic, grease, paper, cigarette, cigars, bones, banana peels, dish cloths or paper towels, corn husks or anything that might damage the blades in the disposal. Your disposal is self-cleaning and the use of lemon/lime rind or baking soda will help to keep it odor free. If disposal stops working for any reason turn off disposal and wait 5 minutes for the motor to cool. Press the reset button – found at the bottom of the disposal. If it still does not function, turn disposal to off and insert the disposal tool (often found in the kitchen drawer with manuals and put it into the hex under the bottom of the disposal, turning back and forth several times. Remove tool

and try turning on disposal again. If it still does not work – check warranty if still covered, call your Warranty Dept if you are still under warranty. If no longer under warranty you can call a local plumber for service.

CABINETS:

Your kitchen cabinets are quality wood cabinets and should be treated like fine furniture. Grease splatter should be wiped away immediately to maintain the finish. Spray waxes are not recommended and can result in a milky finish over time. Use of lemon oil is best on natural wood surfaces to maintain the finish.

COUNTER TOPS: (Kitchens and Bathrooms – Quartz or Granite)

Use non-abrasive cleaners to maintain the finish. Use of soap and water for cleaning is recommended. Burns, scratches and setting hot pots, hot baking dishes and/or curling irons on surfaces can result in damage to the surface. Never use surface as a cutting board to avoid scratches or cut marks. Never stand on any of your counter surfaces. If you have a back splash, periodic caulking may be required as humidity may cause lumber shrinkage. A siliconized latex caulk is recommended – pure silicone caulk is not recommended as it is not a paintable surface. For difficult stains, consult manufacturers recommendations for cleaning.

SINKS AND FAUCETS:

It is recommended that you use non-abrasive cleaners or commercial glass cleaning solution to clean your stainless steel and porcelain sinks. On stainless steel sinks, clean, the following with a thin coat of commercial stainless steel polish. Never use steel wool pads to clean your stainless steel or porcelain sinks. We also recommend not using rubber sink mats as they tend to trap foods and can create difficult stains.

To extend the life of your sink – please follow these simple rules. Never leave food waste, makeup or dyes on the surface of your sink. Never leave metal cans on stainless surface of sink as it may leave difficult rust stains. Clean sinks and faucet frequently to prevent stains.

In order to maintain a 'like new' appearance of your faucets clean with soft damp cloth. Use warm water to remove dry spots. Do not use cleansers with abrasives, alcohol or other gritty harsh chemicals. Your faucet may contain aerators which reduce splashing by adding air into the flow of water coming out of your faucet. These aerator screens need to be cleaned every 3-4 months as they collect deposits and may clog and prevent proper water flow. Unscrew them from the mouth of the faucet-clean and replace.

TOILETS:

Your toilet has a 1.6 gallon tank (required by state and federal codes) as a result they may be noisier and also have smaller traps which may plug easier. General cleaning materials found commercially should be used. Do not use abrasives when cleaning your toilet. Do not flush any other objects besides toilet tissues down the toilet to prevent clogs or damage to the toilet bowl. There is a water shut-off located behind your toilet in case of clog or overflow issues. If the tank appears to sweat, this may be caused by condensation forming on the outside of the tank. It may be caused by cold water and warm indoor temperatures or high humidity, and not actually be leaking.

BATH TUBS/SHOWERS:

Cleaning after every use will keep your tub and showers free of mold, water spots and water rings. Use of a non-abrasive cleanser will help to restore original shine to surfaces. Use of rubber mats need to be removed after every use as it can trap water, soap and shampoo residue and can cause stains or mildew build up on surfaces. Normal wood shrinkage and minor settling of your home may cause separations in wall tiles and shower base. Cracking of grout may occur and should be repaired to prevent leakage. Silicon tub and tile caulk along tub and shower base should also be checked to prevent water build up and leakage. Ceramic tiles can be wiped with a soft cloth after use to prevent soap build up and water spots.

FLOORING:

Carpeting: Follow manufacturer's cleaning and maintenance recommendations. Regular vacuuming is a must do to maintain all type of carpets. Many carpet stains can be removed if dealt with immediately. Blotting with dry towels and damp sponge are helpful yet some stains may require commercial cleaners. Many new carpets have a tendency to shed and may take several vacuuming sessions to remove all loose threads. This is not uncommon with new carpet.

Ceramic Tile: Use of a slightly damp mop or dust remover mop over tiles will aid in keeping surface clean. Over use of water on floor tiles can result in grout stains or grout issues. Harsh cleansers or hard brushes should not be used on tiles. It is recommended that a mild mixture of soap and water is sufficient enough to clean tiles. If grout loosens or cracks, repair missing grout to prevent damage to material under tiles or mold or mildew build-up from standing water.

Wood: It is normal for wood floors to contract and expand based on temperature changes in the home and through out the years with seasonal weather changes. Wood absorbs moisture and can swell during dry summer

months or very dry heat in the winter can shrink and leave a gap as large as the width of a dime. It is best to add humidity in the winter and to dehumidify in the summer to help maintain your wood flooring. Be sure to install floor guides under legs of chairs, couches, tables and chests or when moving furniture to prevent gouging and scratching of the wood floor. Mop up water or fluid spills immediately to preserve swelling or discoloration of wood. It is recommended to dust mop floor at least twice a week or more depending on foot traffic. To spot clean see manufacturers recommended cleaners. Do not use paste or liquid wax, dish washing detergent, powdered all purpose cleaners, oil or can spray dust cleaners and/or any similar products. Such cleaners can make floor slippery or degrade wood finishes.

Vinyl: To maintain 'new' look of your flooring be sure to wipe water or fluid spills up immediately. Regular sweeping, damp mop cleaning or vacuuming is recommended daily to keep vinyl looking best. Use only products recommended by manufacturer for cleaning for best results. For dried stains use damp cloth or sponge to clean area. Prolonged water puddling can cause seams to curl or lift if left on vinyl floor for extended periods of time. Use of proper floor protection should be used on all furniture to prevent any puncturing or from permanently denting the vinyl. Lawn fertilizers or asphalt on shoes can lead to permanent stains and will not come out. Best to remove shoes before walking on vinyl surface. Do not place anything hot on vinyl surface.

FIREPLACE:

Your fireplace is equipped with gas. Please read the manufacturer's operating manual for instructions before lighting or operating your fireplace. Once the pilot is lit, operations of the fireplace flame will be through the wall switch located adjacent to your fireplace. To turn on the flame, simply turn the wall switch to 'on' position. Reverse instruction to turn flame to 'off'. The valve has an automatic shut-off function that should shut off all gas to the fireplace. If you wish to turn off the gas for an extended time there is a manual gas shut-off adjacent to or under the fireplace. NEVER BURN ANYTHING OTHER THAN GAS LOGS. IT IS NOT A WOOD BURNING FIREPLACE.

CEILING FANS:

Your fans should be dusted regularly. A static agent can be used to clean the blades, motor and motor housing. Never saturate a cloth with water to clean blades. Water can introduce the possibility of electrical shock and blade warping. Always make sure the fan is in the off position and the blades have stopped spinning before attempting to clean.

WINDOWS:

Your windows are built with thermal pane, Low E insulated glass. They also feature a thermal break stop located between the interior and exterior frames, which further reduces the cold and heat transfer from outside to inside. Due to the nature of a single hung and sliding windows with movable sashes, you may experience slight drafts around windows during high wind periods.

Windows may collect condensation on interior surfaces when extreme temperature difference and high levels of humidity exist. Condensation is usually the result of climatic or humidity condition created by the resident within the home. To clean your windows, use a commercial glass cleaning solution with a soft rag or paper towel. If you need to scrape paint or a similar substance off the glass, use a sharp razor blade FLAT against the glass. Be very careful not to damage the glass.

GARAGE:

Concrete Floor: It is very important to understand that due to the nature of the material, it is impossible to prevent cracking in concrete slabs. Concrete will contract due to curing and changing temperatures, thus causing minor cracks. We have anticipated these stresses and have provided control joints to minimize and control cracking. Salt and other chemicals for melting ice and snow may cause erosion of the concrete surface. Even though you may not use salt, concrete may flake or scale as a result of salt tracked in from the street.

Overhead Door: Garage doors are not waterproof, and entrance of air, dust, rain, snow and light should be expected. Sweeping out any water or snow in the winter will keep the door from freezing shut. The moving parts of the garage doors should be lubricated every six month and the cables should be checked for fraying. The screws connecting the hinges to the door should also be checked and tightened as necessary.

Pull-Down Stairs/Storage: The pull down stairs located in the ceiling of the garage will give you access to the attic area for storage. Be aware that the attic area is suitable for light storage only. Occasionally lubricate the hinge and spring assembly of the stairs. This is only if your unit has this option.

MISCELLANEOUS:

Condensation: Condensation takes place in a home whenever warm, moist air comes in contact with cooler surfaces such as windows. Strangely enough, the reason for more condensation in homes today as compared with those of many years ago is that today's homes are better built and better insulated with tighter doors and windows, thus lessening drafts and air leaks from the house.

Condensation is at its peak during the first year due to the many gallons of water that went into the materials used in building your new home. All wood, vinyl and aluminum windows may collect some condensation even though they feature insulated glass and have thermal breaks. A family of two will put an average of ten to twelve gallons of water a week into the atmosphere of a home due to laundry, bathing, cooking and dishwashing. We recommend that you take the following steps to keep condensation to a minimum.

- Use the bathroom exhaust fans to carry off excessive humidity.
- Use the vent provided for the clothes dryer and clean it regularly.
- Keep the drapes and curtains open during the day as much as possible to allow good air circulation.

Interior Concrete Slabs: It is very important to understand that due to the nature of the material, it is impossible to prevent cracking in the concrete slabs. Concrete will develop minor cracks due to curing and settling. We have anticipated these stresses and have provided control joints to minimize and control cracking.

Electrical System: Your electrical system includes many advanced electrical features. The wiring in your home meets state and local code requirements and safety standards. Your wiring and appliances are protected by circuit breakers in the panel box located in the garage. Simply follow the directions on the panel to reset the breaker. Any alteration to the electrical system not done by the builder or builder's sub-contractor will void electrical warranty.

G.F.I (Ground Fault Interrupter): The master bath, kitchen, garage and any exterior outlets feature a special ground fault interrupter commonly referred to as a 'G.F.I. circuit breaker. In the event outlets in any of these areas do not work properly, press the 'red' reset button on the master bath, kitchen, garage or exterior outlet. If it still does not work, check to see that all circuits in the main circuit box in the garage are in the 'on' position. Ordinarily, small or old appliances operating at the same time may cause the tripping of a circuit. other causes of circuit tripping include.

- Any invert contact with water
- Worn out cords or defective plug connections
- Defects within the appliances
- Starting an electric motor (motors required more current to start-up that they use when running).
- The circuit for your microwave is wired separately to prevent being tripped by another appliance. Avoid alterations to your wiring by amateurs. Contact a licensed electrician for any changes or additions.

HEAT AND AIR CONDITIONING:

When the HVAC (heating, ventilating and air conditioning) system was designed for your home, the rated capacity was checked to assure that your home could be heated or cooled to a comfortable temperature, taking into account climatic conditions to this area. Most homes required seasonal adjustments to the heat and cooling distribution system to balance the system. Normally, this involves opening or closing the registers during the heating and cooling seasons. With a little experimentation you can balance the warm and cool airflow to the prime area of your home and also save energy by reducing the supply to the lesser-used areas. It is the homeowner's responsibility to balance the register within their home to achieve the desired temperature in each room. It is important not to block registers and return ducts with furniture, drapes, etc.

During normal operation of your furnace, filter removes dust particles from the air circulation through the furnace. A clogged furnace filter will restrict airflow and cause undue hardship on the furnace motor and/or compressor. In many instances, a dirty air filter can cause insufficient heat and cooling. It is important that you replace the furnace filter every 30 days during the months your heating or air conditioning is being used. Also refer to the manufacturer's directions for regular cleaning instructions.

Please keep in mind that ceiling fans and window covering help tremendously with controlling the temperature in your home and should be installed as soon as possible. Should you encounter operation difficulties the following checks should be made:

Heating:

- Check your circuit breaker.
- Check that the pilot light is lit.
- Check the thermostat. Switch to 'heat' and set blower to 'on' or 'auto'.
- Check that the furnace filter is clean.
- If heating distribution is unsatisfactory, check each room's ceiling register for proper opening position and adjust accordingly.

Cooling:

- Check your circuit breaker.
- Check the thermostat.
- Check that the filter is clean.
- If cooling distribution is unsatisfactory, check each room's ceiling register for proper opening position and adjust accordingly.

PLUMBING:

Water Lines: A qualified plumber has installed all the water lines in your home in accordance with state and local building codes. The shut off valve for the

water in each home is located in the mechanical closet. The valve is normally located approximately 18 inches above the floor with a lever handle.

The hose bib is designed not to freeze in cold weather, however, leaving a hose connected during winter months can cause frozen water lines and possible damage to the homes water lines.

WALLS AND CEILINGS:

The interior walls of your new home are constructed of gypsum wallboard (drywall) and should last, without undue maintenance, for the life of the building.

Drywall: Drywall can shrink over time causing the need for repairs. This is an uncontrollable situation due to lumber shrinkage and should be expected. Common drywall flaws can be easily repaired using spackling compound. In the presence of nail pops and tape issues, it should be known that these in no way alter the strength of the wall and are to be addressed at the 1 year warranty request.

Paint: Caring for the paint on your walls is simple. The paint is a flat wall paint that is designed for bare drywall in new home construction. Flat paint has a clay base that can be removed with excessive cleaning or harsh cleansers. A damp cloth will remove most dirt without any problems, but a quick touch-up with the paint supplied to you by the contractor may be necessary.

Woodwork and Trim:

Caring for your woodwork is similar to caring for your kitchen cabinets. For general cleaning, use a diluted solution of soap and water. Keep in mind: too much water can damage your wood product.

In conclusion:

It is certainly not possible to cover all aspects of caring for your home. It is quite possible that a few of the suggested maintenance routines may not be applicable to your specific home design choices. We have tried to cover valuable information on most items however, we still advise consulting manufacturers care instructions. The warranty department may be helpful in obtaining specific care instructions (see warranty information.)

LIMITED WARRANTY

Interior One Year Coverage:

Landings On Erie Condominium warrants materials and workmanship of the interior of your home to free from defects for a period of one year from the date of closing. Covered items must fall within the performance standards defined in the manual.

Exterior Two Year Coverage:

Landings On Erie Condominium warrants materials and workmanship in the Common Area and Building Exterior to be free from defect for a period of one year from the date of closing for single family buildings or two years from the date of the first closing in the building if a duplex or multi use structure. Covered items must fall within the performance standards defined in this manual.

Exclusions:

These warranties are limited. See 'Exclusions' sections of this manual.

Items not addressed:

From time to time, there may be certain warranty requests that are not specifically addressed in this manual. In this case, industry standards shall be considered as to whether or not a specific item is considered a 'defect' and shall be covered by this warranty. Industry standards shall be defined by the Residential Construction Guidelines published by the National Association of Home Builders.

WARRANTY SERVICE PROCEDURES

Service is divided into seven categories by

Bassett Land Company Customer Care Department

1. Pre- Settlement Home Orientation Walk Through
2. 45 Day Service Request
3. 1 Year Drywall Request (Interior)
4. 2 Year Limited Warranty (Exterior)
5. Limited Warranty
6. Emergency Service Requests
7. Exclusions

1.Pre-Settlement Orientation

Prior to the closing of your new homes, Landings On Erie Condominium's closing coordinator will schedule a 'Pre-Settlement Orientation' for you to meet with the Construction Manager who supervised the construction of your home. This orientation is intended to:

- A. Introduce you to your new home and all it's features.
- B. Explain the operation of the mechanical systems and demonstrate some maintenance suggestions.
- C. Answer any questions you may have at the time about your home.
- D. Inspect the interior/exterior of your new home. Review the different materials use and explain items that are not maintained by the Association.
- E. Make notes of items in need of adjustment or repair.

The Construction Manager will walk you through each room of your residence to explain and demonstrate it's features. A list of any items in need of adjustment will be made by the Construction Manager. The Construction Manager is responsible for completing or correcting all items in a timely manner. Weather may be a factor in any outdoor adjustments that may be required. Contact your Construction Manager with any questions during this period.

After satisfactory completion of items listed on the Pre-Settlement form any future work will be coordinated through Landings On Erie Customer Care

Department. Any additional service requests other than emergencies, should be included as part of the '45 Day Service Request.

2. 45 Day Service Request

New building structures require a breaking-in period, in which you may discover items in need of adjustment. Other than emergency items we ask that you accumulate all such items during the first six weeks of residency for your 45 Day Service List. You will find the form at the back of this manual. After completing the form, email it to: _____. You will then be contacted by the warranty department who will go over your list. Some items may require on-site inspection however photos can sometimes be used when submitting your list, on minor repair issues. The Customer Care Warranty Department will schedule all service repairs with contractors and homeowner's. Contractors only return one time for this service request. Any missed appointments or rescheduling will be done by Warranty Department and will be billed to the homeowner as a 2nd appointment.

3. 1 Year Service Request (Interior)

Your Limited Warranty continues for a period of 12 months from your closing date, or if in a duplex or multi-plex style home – the warranty period is from the date of the first closing. Warranty at this time will cover only interior drywall issues, such as nail pops or tape issues. If you have other items you must call for repair yourself for these items. Please refer to the 'Limited Warranty' section of this guide to determine if item is covered. Landing on Erie Condominium can not honor service requests for items which are not warranted or on which the warranty has expired.

4. 2 Year Limited Warranty (Exterior)

During your 'Homeowner Orientation' you will have inspected the exterior of your home and the adjacent area and noted defects or incomplete items. These items are to be completed by the Construction Manager in conjunction with the turnover of your building to the Association.

OUTSIDE ITEMS;

Concrete walks, porches, curbs and patios:

Normal expectations: concrete is not a flexible material and will develop cracks as a natural condition. Especially in a climate where temperature changes can be extreme. 2 Year Warranty cracks in excess of 1/4" in width and/or 1/4" inch in vertical displacement are considered excessive and will be repaired by patching, caulking or other means as appropriate. Color variations of the repair materials are not included in the warranty. Cracks or scaling caused by

extreme weather conditions or scaling caused by deicing agents shall not be warranted.

Lawn and Landscape:

During the engineering design and development phase, our engineering firm established general drainage patterns that conformed to municipal codes and industry standards. The design provides for areas of lawns, which are intended to retain water for periods of time following heavy rainfall. Normal expectations: Standing or ponding water in the immediate area of your home should not remain for more than 48 hours from the time rainfall stops. Some settlement area will be filled 'one time only' during the warranty period.

Sod, trees, plants and shrubs need maintenance immediately upon installation. Upon installation of new plant material and sod, the builder's landscape installer is responsible to water the new landscaping until it is established, which is estimated to be a fourteen day period, but may vary depending on weather conditions. Typically, under normal circumstances, the association does not provide additional watering. In a drought or a prolonged period of little or no rain, the association may decide to provide limited watering to try to preserve sod and landscape material. Once landscape has been established, replacement of sod, trees, plants or shrubs which die as a result of lack of watering or acts of God, following installation, will not be covered under warranty and will be considered a maintenance issue.

The Association is responsible for replacement of trees, plant and shrubs, damage from insects, disease, and accidental damage or acts of God.

Gutters and Downspouts:

Normal Expectations: Industry practice is to install gutters approximately level. However, it is possible that small amounts of water will stand in certain sections of the gutter immediately after a rain. Under normal weather conditions, water should drain properly. Gutters may overflow during especially heavy rains, which exceed normal industry standards. Any gutter leaks over the doorways or entrance porches will be repaired within the warranty period. Routine maintenance including cleaning and caulking of the gutters is the responsibility of the Association.

Exterior Walls:

Normal Expectations: Brick and mortar are porous substances and are subject to seepage of moisture during abnormal or heavy moisture or rain conditions. Brick and stone, by their very nature, are irregular in size, shape,

color and may have small chips or surface cracks. This is normal and helps to create texture, beauty and interest. Small cracks in mortar joints are very normal and should be anticipated.

Cracks in mortar greater than 1/4" inch in width are considered excessive and will be repaired. Efflorescence, water-soluble salts carried to the surface by water evaporation, may appear as a white powdery on new brickwork. Cracks in mortar excess of 1/4" shall be repaired by surface tuck pointing, caulking or other methods. Color variations may appear between patching materials and existing masonry work and are not included in warranty. Efflorescence removal is an Association responsibility and will not be warranted, as it is not a defect. The Landings On Erie LLC., will not be responsible for repairs or decorating necessitated by seepage of moisture through the brick or mortar of the building.

Siding and Trim:

Normal Expectations: Siding should stay fastened and straight. A two year warranty on siding which has come loose or cracked due to weather conditions may apply however will be evaluated on a individual basis. Any additional issues will become the responsibility of the Association.

Roofing:

Normal Expectations: The roofing on your home should not leak under normally anticipated conditions. Vent stacks and flashing should not leak under normal weather conditions but driving snow or rain may penetrate. Shingles should remain secure under normal weather conditions. Ice damming can occur in some roof areas during rapidly alternation of freezing and thawing conditions. **Two Year Warranty:** The Landings On Erie Condominium Association will warrant the roofing material and workmanship against defect under normal weather conditions. Damage caused by excessive winds will not be warranted. Leaks, as of driving snow, or driving rain, will not be covered by this warranty. Ice damming is not a warranty item and any damage resulting from ice damming shall be covered by the Association. Variations in color between the existing roof and the repair materials shall not be warrantable.

5. Emergency Service Requests

In the case of an emergency warranty service issues outside normal business hours, contact the appropriate 24-hour service line of the subcontractors. This list is given to you at time of closing. If your home is still under warranty contact the warranty department, via phone or email. Please note, the only issues considered emergency are Heating (in winter) Plumbing leaks or Electrical Hazards. All other issues are considered non-emergency and will be

handled during regular business hours. Please see the warranty section of this manual for additional information.

Non-Emergency Service Requests

The Warranty Department can be reach through any of the following methods:

Email to: info@kcireit.com

By Phone to: 419 607 7858

By Mail to: 1848 E Perry Street Suite 120 Port Clinton Ohio

EXCLUSIONS:

The Limited Warranty does not cover the following:

1. Any appliance package, appliance equipment, or other items in the home, which are a “consumer product” and is warranted by the manufacturer.
2. Damage due to the abuse or neglect by the owner or the owner’s failure to provide proper maintenance,
3. Any pre-existing trees, grasses, sod or other landscape materials.
4. Defect or damage caused by someone other than Landings On Erie Condominium Association or it’s contractors.
5. Defects or damage resulting from any changes made by someone other than Landings On Erie Condominium Association including, but not limited to, changes in the structure of the house, mechanical or electricals system and exterior grading.
6. Injury to any person, bodily or otherwise whether or not caused by any defect in the construction of the home and whether or not resulting from the negligence Landings On Erie Condominium Association
7. Defects in or damage to any real or personal property that was not a part of the home or real property included in the original purchase.
8. Normal wear and tear, normal deterioration, warpage or shrinkage of materials or other normal changes that are the result of characteristics common to the materials used.
9. Accidental loss or damage including, but not limited to: fire, explosion, smoke, insect damage, soil erosion, water escape, changes in temperature, falling trees, aircraft and vehicle, other acts of God, war, terrorism, flood or earthquake, except when such loss or damage is caused by Landings On Erie Condominium Associations failure to comply with acceptable standards and practices.
- 10.Minor defects including chips, scratched and mars in ceramic tile,

woodwork, walls painting, porcelain, brick, countertops, mirrors, carpeting, marble, granite, glass and plumbing fixtures which are not noted in the Homeowner Orientation.

11. Incidental or consequential damages.

12. "Work Limitation" as set forth in Exhibit A to the Unit Purchase Price.



45 Day Warranty List

[illegible]

