



10 Maine Rd., Plattsburgh, NY 12903

[www.lcvillage.org](http://www.lcvillage.org)

## **Work Requests for Certain Building Changes**

Original Resolution Approved September 19, 2017  
Sixth Revision Approved April 26, 2021

Whereas, the LCVHOA has established rules and regulations regarding certain work performed by homeowners pursuant to the Declaration, and

Whereas, certain types of such work are considered routine and not requiring explicit detailed Board or committee review,

Therefore, the Board of Directors does hereby establish the following policy for the Property Manager when receiving Work Requests for the following items only:

- Install rain gutters. (outflow must be properly directed so as not to cause undesirable water or ice build up)
- Install or replace metal storm doors (any factory standard color)<sup>1</sup>
- Replace or repaint existing front entrance doors (must be white or factory standard color)<sup>1</sup>
- Replace existing windows (must be white and similar to existing, such as grill pattern, number and size of sashes, etc.)
- Replace exterior lights (except fixture over garage door)
- Install up to 2 “mini” satellite dishes<sup>2</sup> or 1 outdoor TV antenna (cannot be attached or mounted to the roof)
- Install ductless AC units (mini-splits)
  - Must have statement from installer that there is capacity in the existing electrical service. (per Art. 220.83B of the NEC)
  - Must be installed by a qualified, insured contractor.
  - Condenser must be located in the fenced in backyard

The Property Manager is hereby granted authority by the LCV HOA Board of Directors to approve Work Requests for the above items without referring same to the LCV HOA Board or Building Committee. Such work must still be submitted as a Work Request and shall be handled in all other respects in accordance with any approved Work Request Policy. Any Work Requests that affect building exteriors that are not specifically mentioned above must be referred to the Building Committee as per any approved Work Request Policy. This authority is granted on the condition that the homeowner has properly filled out the LCVHOA Work Request form, has signed it and agrees to the terms contained therein.

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<sup>1</sup> See specific requirements of resolution attached to [minutes of July 24, 2018](#)

<sup>2</sup> See specific requirements of resolution attached to [minutes of March 8, 2021](#)