

Attention all High Point Owners and Residents

Safety Concerns

Please be advised effective immediately High Point will be enforcing the following:

No one is allowed on any unprotected ledge that is higher than two stories from the ground on any building at High Point without the necessary safety equipment. This includes but is not limited to High Point employees, contractors and any other person who is granted access to the ledge through a unit. This prohibition also includes, but is not limited to, unit owners themselves, their tenants and any other person to whom access to a ledge through their unit is granted.

All unit owners are responsible for the upkeep, maintenance, repair, and or replacement, of the air conditioning/heating units and windows in their apartment. It is the unit owner's responsibility to ensure that those they hire or allow access to their unit's outside ledges to perform any work, repair and or replacement, of the windows or air conditioning/heating units, meet all necessary safety requirements.

Any violation of the above will result in a \$500 Administrative Fee imposed on the unit owner.

Homeowners Insurance Requirement

It is the unit owner's responsibility to ensure their hires or anyone they allow access to this area have adequate insurance should they get injured or cause damage to the façade of High Point and /or to any other unit.

High Point of Hartsdale's Rules and Regulations also require unit owners to have and maintain home owners insurance. If you are unsure if your homeowner's insurance covers you if any one you hire or to whom you grant access to your unit gets injured or causes damage, please contact your insurance company or agent.

We have experienced an increase in *Do It Yourself* repairs in recent years. You can find the instructions on how to do almost any home improvement or repair on *YouTube*. Unfortunately, sometimes the unexpected happens. A simple task like changing a water faucet or connecting or disconnecting a dishwasher have resulted in broken pipes and thousands of dollars of water damage to their unit as well as neighboring units

We cannot stress enough the importance of unit owners maintaining Home Owners Insurance that provides you with adequate insurance coverage. If you have any questions concerning your coverage, please contact your insurance agent or company and they will be happy to explain your coverage to you.