

WASHING MACHINE HOSE RESOLUTION

WHEREAS, Section 12 of the By-Laws of the Edgewater Condominium Association states that “the Board shall have all powers, and may exercise those powers, granted to it under the Condominium documents. The Board of Managers shall exercise its powers and duties in accordance with the provisions of the Declaration.”

WHEREAS, Section 12-g states that the Board can “make or amend the rules and regulations respecting the use and operation of the property, but not inconsistent with the Declaration.”

WHEREAS, Article XVI of the Declaration states that “each unit owner shall be governed by and shall comply with the terms of the Condominium documents, regulations, resolutions, and decisions adopted pursuant thereto as they may be amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief or both maintainable by the Board of Managers on behalf of the unit owners, or in a proper case, by an aggrieved unit owner. In any case of flagrant or repeated violation by a unit owner, he may be required by the Board of Managers to give surety or sureties for this future compliance with the By-laws, rules, resolutions, and decisions.”

WHEREAS, the Association and individual owners have experienced, and continue to experience substantial damage due to bursting washing machine hoses; and

WHEREAS, the Association deems it necessary for the owners to purchase and install guaranteed, special washing machine hoses.

NOW THEREFORE, BE IT RESOLVED that the following requirements are hereby adopted regarding washing machine hoses:

1. No later than November 15, 2006, each owner shall purchase guaranteed, special washing machine and shall have said hoses installed on their washing machine.
2. Owners may obtain hoses from Westfield Hardware, Home Depot, Lowes, and other home maintenance stores.
3. Installation of the hoses shall be performed by a licensed plumbing contractor to be selected or approved by the Association Board of Managers. All costs in connection with hose purchase and installation shall be borne to the homeowner.
4. Alternatively to resolution 3, owners may install the guaranteed, special hoses themselves. However, any owner performing their own installations must send the Association Office a copy of their receipt for hoses, and written confirmation of their installation and shall be fully responsible for all damage and injury resulting from a faulty or incorrect installation.
5. Failure to comply with the terms of this Resolution shall result in a fine of Fifty Dollars (\$50.) per month assessed against the homeowner for each month of noncompliance, from November 15, 2006.

Resolution Regarding: Washing Machine Hoses

Duly adopted at a meeting of the Board of Managers of the Edgewater Condominium Association held on this ___26th_ day of ___August_____, 2006.