

INTERIOR PLUMBING 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 Edgewater Condominium Association is facing increasing costs due to plumbing failures within the condominium units; and

WHEREAS, the Association deems it financially responsible for each individual homeowner to assume this responsibility;

NOW THEREFORE, BE IT RESOLVED that the following requirements are hereby adopted regarding interior plumbing:

1. As of February 1, 2007, Edgewater Condominium Association Homeowners will be responsible for any and all damages resulting from plumbing failures within the individual units.
2. Be advised, these failures include, but are not limited to: hot water tank leak or failure (regardless of age of tank), toilet line leak, washer hose leak, sink/shower leak.
3. The Association will still be responsible for leaks **INSIDE** the unit walls, from original construction. However, if these failures are determined to be caused by faulty construction or contractor error during unit upgrades, the homeowner will assume responsibility for these damages as well.
4. Failure to comply with the terms of this Resolution shall result in legal action to obtain reimbursement for damages and repairs.

Resolution Regarding: Interior Plumbing

This resolution duly adopted at a meeting of the Board of Managers of the Edgewater Condominium Association held on this _____ day of _____, 2007.