

**ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC. RESOLUTION**

**DRYER VENT**

**WHEREAS**, Article V, Sections 1 and 3 of the By-Laws provide that the Board of Directors shall exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Condominium and in its operation and maintenance of the Regime and may do or cause to be done all such other lawful acts and things as are required by law, by the By-laws or otherwise directed or required to be done or exercised by the Council; and

**WHEREAS**, Article V, Section 3d of the By-Laws empowers the Board of Directors to promulgate such Rules and Regulations relative to the operation, use and maintenance of the Regime, which includes the Units, Common Elements and Association facilities, to prevent unreasonable interference with the use and occupancy of the Regime; and

**WHEREAS**, Article XIII, Section 3 of the By-Laws requires all unit owners to maintain, repair and replace their respective Unit so as to not cause damage to other Units or the Common Elements; and

**WHEREAS**, Article VIII, Section 1(g) of the By-Laws states the cost of the maintenance or repair in the discretion of the Board of Directors to protect the Common Elements or to preserve the appearance and value of the Regime or is otherwise in the interest of the general welfare of all Unit Owners or necessary for public safety shall be assessed against the Unit in which such maintenance or repair is performed; and

**WHEREAS**, after careful review of the issue, the Board of Directors has determined that clogged dryer vents in the Condominium present a fire and safety hazard if left in poor repair and/or not cleaned regularly, and therefore must be inspected and cleaned every three years; and

**WHEREAS**, in the interest of cost and saving and convenience, the Condominium may attempt to arrange for discount pricing for dryer vent cleaning by local contractors with said cleaning charges to be paid directly by to the condominium association; and

**NOW THEREFORE, BE IT RESOLVED**, that the following requirements are hereby adopted regarding dryer vents:

1. Unit Owners will be responsible for the cost of the regular inspection and cleaning of their dryer vents and for ensuring that the inspection and cleanings take place. This will be done on a three (3) year schedule, with the first required cleaning to be set on or before December 1, 2014.
2. Unit Owners must submit to the management company for the Condominium a written inspection report which indicates that the Unit Owner's dryer vent has been inspected, cleaned and is in good working order **by July 1, 2015** and thereafter, on a three year schedule.

3. Failure to comply with the terms of this Resolution as of July 1, 2015, shall result in a fine of ten dollars (\$10.00) per diem assessed against the Unit Owner for each day of non-compliance. Assessed fines shall not cease until written proof of a Unit Owner's full compliance with this Resolution has been provided to the management company of the Condominium.

**WITNESS, THE AFOREMENTIONED DRYER VENT CLEANING POLICY BEING THE ACT OF THE BOARD OF DIRECTORS.**

Duly adopted at a meeting of the Board of Directors held on this 6th day of November, 2014.

Name: *V. Clay Smith*  
President

Name: *Sherita Fitzgerald*  
Vice President

Name: *Shawn Kuff*  
Treasurer

Name: *Patricia J. Lago*  
Secretary

Name: *Walter J. Angen*  
Member at Large

**DIRECTORS OF ROUNDWOOD RIDGE II CONDOMINIUM, INC.**