

ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC. RESOLUTION

REPLACEMENT OF HOT WATER HEATERS

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 hot water heater 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, the Condominium may experience substantial damage due to the failure of water heaters which may result in the expenditure of substantial use of Condominium funds to repair the resulting damage to the Units and Common Elements, and has and will continue to result in an increase in insurance premiums; and

WHEREAS, Board of Directors deems it necessary on the advice of a plumbing professional to replace the hot water heaters every ten years, with a minimum ten year warranty.

NOW THEREFORE, BE IT RESOLVED, that the following requirements are hereby adopted regarding all residential hot water heaters:

1. Effective **January 1, 2015**, Owner shall purchase and shall have installed a replacement hot water heater every ten years. The Unit Owner shall send the management company for the Condominium proof of purchase and installation of the new water heater. Water heater replacement must be completed **no later than July 1, 2016**.
2. The replacement water heater must be installed by a licensed plumber; guaranteed against failure for a period of not less than ten (10) years.

3. Failure to comply with the terms of this Resolution by July 1, 2016 shall result in a fine of ten dollars (\$10.00) per diem assessed against the Unit Owner for each day of non-compliance. 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 HOT WATER HEATER CLEANING POLICY BEING THE ACT OF THE BOARD OF DIRECTORS OF ROUNDWOOD RIDGE II CONDOMINIUM, INC.

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

Name: *W. Clark Surtup*
President

Name: *Sheila Fitzgerald*
Vice President

Name: *Al Schreffel*
Treasurer

Name: *Patricia J. Layano*
Secretary

Name: *Kelly L. Ayer*
Member at Large

DIRECTORS OF ROUNDWOOD RIDGE II CONDOMINIUM, INC.