

THE HAMPTON CLUB CONDOMINIUM ASSOCIATION, INC.
POLICY RESOLUTION REGARDING DRYER VENT
INSPECTION AND CLEANING

WHEREAS, the Association's By-Laws provides that the Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association in the operation and maintenance of the residential condominium project; and

WHEREAS, the By-Laws permit the Board of Trustees to adopt reasonable rules and regulations governing the use and operation of the common elements; and

WHEREAS, the By-Laws authorizes the Board of Trustees to secure performance by all unit owners or tenants of all items of maintenance for which they are responsible or may become responsible for through further amendments of the Association's Master Deed, Declaration of Restrictions and Covenants and the By-Laws; and

WHEREAS, the units at The Hampton Club Condominium Association, Inc. have dryer vents which exclusively service a particular unit; and

WHEREAS, it would be in the best interest of the unit owner or tenant of each unit, as well as the entire community, for these vents servicing the unit to be inspected and cleaned on a regular basis; and

WHEREAS, the Board of Trustees has determined that in order to promote the safety and general welfare of the entire community, unit owners or tenants shall be required to have chimneys inspected every two (2) years.

NOW, THEREFORE, be it resolved that the Board of Trustees hereby adopts the following requirements to enhance the safety and general welfare of the members of the Association:

1. The unit owners or tenants of each unit in the Association equipped with a dryer vent shall be required to have the vent inspected every two (2) years, since this portion of the property is the responsibility of the unit owner to maintain. The first inspection and/or cleaning of the vents is to occur by no later than December 1, 2006 and every two (2) years thereafter.

2. All inspections and cleanings shall be performed from within the unit, where possible. If access to the roof or any other portion of the commons elements is necessary, a qualified inspector or homeowner, if the Board permits, will be permitted to have such access only if the contractor or homeowner, if the Board permits, shall sign an agreement to indemnify

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and release the Association from any and all liability, as well as any damages or injuries that may result from the work on said roof or on the common elements.

3. The vents shall be inspected in accordance with this resolution. The unit owner or tenant shall submit to the Association a Certification of Inspection stating the result of the inspection and that the vent is not in need of cleaning. Said certification shall be submitted within thirty (30) days of the date of the Association's notification of the inspection requirement.

4. Should a vent be in need of cleaning or repair, such cleaning shall occur within fourteen (14) days of the inspection, and a receipt for the cleaning or repair shall be submitted to the Association no later than sixty (60) days from the date of the original notification from the Association.


5. Enforcement of this resolution shall occur in accordance with the Master Deed, Association's By-Laws and/or procedures established by the Association with regard to due process.

6. Unit owners or tenants found in violation of this resolution may be assessed a fine in the amount of twenty-five dollars (\$25.00) per day until the vent is inspected and cleaned and shall be subject to the suspension of privileges to the use of the common facilities.

This resolution is adopted this 1 day of June 2006 by the Board of Trustees.

Attested:

**THE HAMPTON CLUB
CONDOMINIUM ASSOCIATION, INC.**



Theresa Doyle Board Secretary



Charles Jones Board President

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Resolution Type: Policy

Pertaining To: The inspection and cleaning of dryer vents.

Duly adopted at an open meeting of The Hampton Club Condominium Association, Inc. held this day of June 2006.

<u>OFFICER</u>		<u>VOTE:</u>			
		<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<u>Jerome Douglas</u>	Trustee	✓	_____	_____	_____
<u>[Signature]</u>	Trustee	✓	_____	_____	_____
<u>Walter Burke</u>	Trustee	✓	_____	_____	_____
<u>Charles Jones</u>	Trustee	✓	_____	_____	_____
_____	Trustee	_____	_____	_____	_____

Attest:

Jerome Douglas
Teresa Douglas Secretary

Dated: _____

