

HOA Policy on maintenance of the shared hot water baseboard heating systems within the Property

Certain Units within the property (Buildings A, B/C, D/E and F/G) are heated by a central hot water system that runs through each block, with individual heat being controlled within individual Units by thermostats and zone valves on the baseboard heaters. The Association is not responsible for the workings of this common heat system within the individual Units, but is responsible for the delivery of the hot water/heat to the Units. The purpose of this note is to define clearly the division of responsibilities for maintenance and repair of this common system for both the Owners and the HOA.

The Board requires that Unit owners, renters, and guests be instructed that ANY issues with the shared baseboard heating systems in Buildings A, B/C and D/E MUST be reported to the Property Manager in the first instance. Repair or replacement of any components of the system MUST be done either by Property Management appointed workers, or approved by the Property Manager prior to the start of work if the Owner wishes to hire his or her own plumber. The cost of the work will be billed to Unit owner/s. If a Unit has coverings over the baseboards and the plumber needs to remove them to make the repairs, the Property Manager's workmen will make every attempt to remove them carefully but cannot be held responsible for any damage that may occur.

This policy ensures that:

- 1) any work done on the systems within individual Units will not have a negative impact on the system for other owners within the complex
- 2) HOA management is always aware of and can warrant the caliber of work and vendor responsible for any repair or replacement work that affects the heating system in whole or in part

Definitions:

- Home owner components – any part of the shared heating system that is inside the Unit; valves, piping, fittings, etc. The home owner is also responsible for any work associated with enclosures, paneling, paint, cabinetry, etc.
- HOA components – any part of the shared heating system inside the wall to the boiler. The HOA would be responsible for any damage caused by the HOA components to the owner's interior (repair to as found or within reasonable effort).