

FAIRWAY THREE TOWNHOMES ASSOCIATION, INC.
RADON and MOLD POLICY

Adopted October 26, 2020

PURPOSE: To provide policy and procedure for radon mitigation on units.

It is the obligation of the Board of Directors to make owners aware of potential dangers within their units.

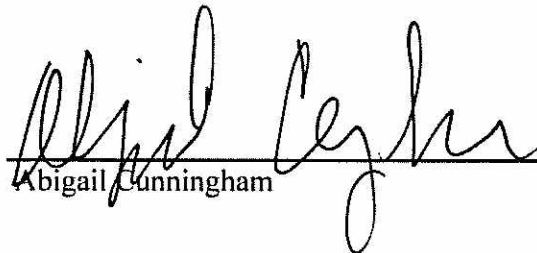
NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy regarding Radon mitigation.

Be it known that:

- Fairway Three Townhomes is a townhome complex where townhome owners own the site immediately beneath their units and therefore is responsible for the land beneath the units.
- The Association has the right, but not the obligation to enter into units and crawlspaces for the purpose of repairs to the building and or units.
- Radon is a dangerous, invisible, odorless gas with the potential to harm human life through prolonged exposure.
- Crawlspace in Fairway Three units may become damp from time to time.

It is the policy of Fairway Three Townhomes that each Owner may, at their expense, test their unit for the presence of radon gas and mitigate accordingly in conjunction with the Owner's comfort level with the presence and degree of radon gas within their unit. It is not the obligation of the Association to test for, or mitigate, radon gas within individual units. Further it is the policy of Fairway Three Townhomes that it is the obligation of Owners to check their crawlspaces from time to time to be sure moisture is not an issue. It is recommended that Owners keep air moving in crawl spaces to prevent moisture accumulation. It is not the obligation of the Association to mitigate moisture in the Unit crawl spaces or to mitigate mold should moisture go unchecked.

This Policy regarding Radon and Mold was adopted by the Board of Directors on the day of , effective the 27th day of October, 2020, and is attested to by the Secretary of Fairway Three Townhomes Association, Inc.


Abigail Cunningham Secretary