

WATER HEATERS, ETC.

In a multi-story condominium building, failure to maintain, replace and repair certain items can result in damage to property of others. Whether or not the damage is paid for, inconvenience caused to others is irresponsible.

Our rules and regulations make it the obligation of every unit owner to maintain, replace or repair as follows:

Water Shut-off: The main water valve to a unit must be shut off when the unit will be unoccupied for a period of three (3) or more consecutive days.

Water Heater: The water heater must be replaced before the end of the warranty period or every eight (8) years, whichever occurs first.

Appliance Hoses: The water supply and waste water discharge hoses for the washing machine and dishwasher must be replaced periodically, as recommended by the manufacturer. Replacement hoses with woven metal jackets are preferred.

Appliance Recalls: Repairs pursuant to manufacturer recalls must be performed as recommended by the manufacturer.

Bathroom Caulking: The caulking around showers and tubs and their faucets, spouts, escutcheons, drains and overflows must be maintained to prevent leaking.

Dryer Vents: Dryer vents must be cleaned no less often than every 24 months.

Air-conditioning Drains: A/C drains must be cleaned no less often than every 24 months.

Lanai Furniture: Lanai furniture must be inside the unit when hurricane warnings and hurricane evacuations are in effect.

If property damage to common elements is caused by one of these items, and unless the unit owner can demonstrate strict compliance with the guidelines set out above (e.g. with invoices, receipts or other hard evidence), the unit owner will be deemed to have been negligent and will be responsible for all costs of repairing such damage to the common elements in excess of insurance proceeds, including the deductible, and, if not paid, said costs shall become a lien against said owner's unit.