

UNIT OWNERS ASSOCIATION OF DOMINION STATION CONDOMINIUM

POLICY RESOLUTION 2024-01

(Maintenance of Dryer Vents)

WHEREAS, the Declaration of Covenants, Conditions and Restrictions establishes covenants and restrictions for the use of the property within the Association; and

WHEREAS, Article XX, Section 2 of the Declaration provides that each Unit and the Common Elements shall be occupied and used in compliance with the rules and regulations adopted by the Board of Directors; and

WHEREAS, Article VI of the Declaration provides that limited common elements shall be those specified in Section 55-79.50 of the Virginia Condominium Act and this provision states that “any...apparatus designed to serve unit, but located outside the boundaries thereof, shall be deemed a limited common element appertaining to that unit exclusively...”.

WHEREAS, the vents which serve the clothes dryers in each unit are limited common elements; and

WHEREAS, as a result of the accumulation of lint and the nesting of birds in the dryer creates a fire risk, the Board of Directors deems it necessary and in the best interests of the Association to have the dryers professionally cleaned; and

WHEREAS, pursuant to Article VI, Section 1 (c) of the Bylaws, the Board of Directors will levy a special assessment against each unit to cover the cost of the dryer vent cleaning of that unit, which special assessment shall be payable levied against all unit owners.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors adopts the following policy regarding the cleaning of dryer vents and the responsibility for payment therefore through special assessments levied against all unit owners.

- The aforementioned conditions of the dryer vents present a fire hazard to the condominium buildings and threaten the safety of the residents. Therefore, the cleaning of each unit's dryer vents is mandatory and shall be cleaned one time a year.
- The professional contractor hired to perform the necessary work shall be licensed and bonded. The contractor does not need to enter the unit. The work is performed from the outside.
- The cost per unit of the cleaning shall be \$50.00 and shall be levied against each unit as a special assessment against that unit and will be reflected on each owner's assessment account as a special assessment/dryer vent cleaning. The special assessment shall be payable in the lump sum within thirty days after the special assessment is made.

The special assessment levied against all units shall be treated as a lien against the unit in accordance with the Association's condominium instruments and the Virginia Condominium Act.

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held on Wednesday, January 10, 2024

Motion by: Ken Parker

Seconded by: Tiera Sharpe

VOTE:

Kea Parker (President)	<input checked="" type="radio"/> Yes <i>kp</i>	No	Abstain	Absent
Angela Kelesoglou (Vice President)	<input checked="" type="radio"/> Yes <i>AK</i>	No	Abstain	Absent
Tiera Sharpe (Treasurer)	<input checked="" type="radio"/> Yes <i>TS</i>	No	Abstain	Absent
VACANT (Secretary)	Yes	No	Abstain	Absent
VACANT (Director)	Yes	No	Abstain	Absent

ATTEST:

I hereby certify that I emailed a copy, and posted on portal, of the foregoing resolution to all members of the Association on 1/12/24, 2024.

HPS Management