Water Line Opinion

In 2025, the Board of Directors obtained a legal clarification with respect to the water lines that supply water to the individual Units. Following is a verbatim excerpt from the legal opinion:

*"**The Waterline from the Municipal connection <u>until the lateral enters the Unit</u> are Common Elements and the responsibility of the Condominium**.*

*The **Unit Owner is responsible for all plumbing systems <u>after the lateral enters the Home</u> (**see 11.4 of the Declaration). Section 11.14 confirms that the lateral does not form part of the Unit even though it only serves the one unit.*

Whether or not the waterlines run through an EUA area does not change the condominium being responsible for same. As per Schedule H, the waterlines formed part of the Common Elements at registration and are not Improvements to the Common Elements (unlike balconies and driveways we previously discussed). EUA boundaries are not part of the Unit. They are part of the Common Elements over which a Unit has exclusive use."

This is important information for your individual homeowner's policy. As an Owner, you are responsible for all plumbing systems AFTER the water line enters your Unit. The waterline from the municipal connection UNTIL the lateral enters your Unit is the responsibility of the Condominium Corporation.