



# THE LAKES HOMEOWNERS' ASSOCIATION, INC.



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## Property Plumbing Disclosure Form

### Acknowledgment & Waivers

The Lakes homeowner's association maintains common elements\* only. The HOA is not responsible for any repair or maintenance of changes or additions made to the original structure of the house. The owner is responsible for all repairs to such additions, modifications and/or changes including but not limited to damages to the house structure caused by such additions, modification and/or changes made to the original house structure.

Please be advised that our villas were originally built with polybutylene pipes. Polybutylene pipe tends to wear away from contact with oxidants discovered in public water materials. Often, failure of the plumbing pipe takes place in the plastic fittings. A major plumbing problem with polybutylene pipe is the pipe wears away from the within because the oxidants are held in the water, and the water is constantly running through the inside of the pipe. When polybutylene pipe reacts with the oxidants in tap water, it becomes fragile, occasionally scaling or flaking. This results in the fracturing of the indoor surface area of the pipe, which permits even more degeneration. Ultimately the pipe will start to leak, causing water damage. Polybutylene pipe with plastic fittings or with metal fittings will eventually incur damages as well.

The costly repairs including water damage to the structure and interior of your villa are not covered by the association and neither the HOA insurance covers any damage related to polybutylene plumbing. Furthermore, any pipe damage from the individual water meter is the owners' responsibility. The board advises all owners to either make sure they have interior insurance coverage that covers polybutylene pipe leaks or have all the polybutylene plumbing replaced as several owners have already done.

Please be advised that the Association is not responsible for damages incurred by repairs not reported to the Association. Association will only be responsible for new damages incurred after the Association has been notified of such repair. By waiving the right to order an Inspection report (prior to purchase) I understand that I will be responsible to report any damage to the association and will be responsible for all damages incurred prior to reporting such damage to the Association.

I have fully read, understand, and agree to all the terms stipulated within this agreement and I willingly enter into this agreement with the Association on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\*Common elements mean property own by the association and used by more than two-unit owners. Association documents provide that the association is responsible for the exterior maintenance of the outer walls of the villas only but no inner structure within the walls. Association is also responsible for the repair and maintenance of the roofs. Fences are shared responsibility and there is no insurance coverage for them.

Homebuyer #1 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Homebuyer #2 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

State of Florida

County of Broward

Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

By \_\_\_\_\_ who has produced a \_\_\_\_\_

Notary Public