

Grenadier Court Condominium Association
Resolution #2016-1 Hot Water Heaters and/or Tanks

Whereas, at a meeting of the Board of Managers on September 27th, 2016, at which a quorum was present, the need to address the replacement of Hot Water Heaters and/or Tanks was discussed; and

Whereas, the Property of the Association is under the jurisdiction of the Declaration and By-Laws for the Association; and

Whereas, Paragraph (n) of Section 5.11 of Article V of the By-Laws gives the Board of Managers the authority to promulgate Rules and Regulations and amendments covering the details of operation and use of the Property, which shall be binding upon the Unit Owners when the Board has adopted them; and

Whereas, Paragraph (a) of Section 8.02 of Article VIII of the Declaration of Grenadier Court Condominium requires maintenance, repairs and replacements by Unit Owners of all pipes, wires and conduits located within or which are part of and service the same Unit; and

Whereas, The term “Property” for purposes of this Resolution shall have the same meaning as paragraph g of section 2.01 of the By-Laws of Grenadier Court Condominium; and

Now, therefore, be it resolved, that Paragraph (a) of Section 8.02 of Article VIII of the Declaration of Grenadier Court Condominium, for the purpose of clarity, through this Rule, is meant to include Hot Water Heaters and/or Tanks.

Furthermore, be it resolved, that Section 8.02 of Article VIII of the Declaration of Grenadier Court Condominium, for the purposes of clarity, through this Rule, is expanded to require that, each Unit Owner shall be responsible to replace their unit’s Hot Water Heater and/or Tank every eight (8) years, with a new, unused model. All units shall be installed by a qualified Person. Hot Water Heater and/or Tanks shall be inspected at the request of the Board of Managers to ensure the age and condition of the Tank. Failure to replace a Hot Water Heater and/or Tank in the manner enunciated by the Board shall be deemed a negligent or willful act. Any costs or expenses to repair damaged Property resulting from a failed Hot Water Heater and/or Tank due to negligence or willfulness shall be borne by the responsible Unit Owner.

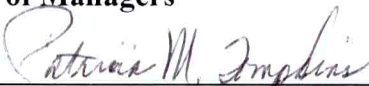
In addition, be it resolved, Unit Owners shall provide the Board of Managers with evidence, on a form prescribed by the Board, of the Manufacturer of the Hot Water Heater and/or Tank, the date of installation and that such Heater and/or Tank was installed by a qualified Person. Unit Owners shall provide the Board of Managers with such form following installation of a new Hot Water Heater and/or Tank. Unit owners who fail to provide the Board of Managers with forms as required by this Resolution, within thirty days, shall be subject to a one hundred dollar (\$100) fine.

Moreover, be it resolved, that in the event the Unit Owner fails to make prompt payment for costs or expenses to repair damaged Property due to such Owner's failure to replace the unit's Hot Water Heater and/or Tank, as required by Board Rules and Regulations, the Board of Managers shall be entitled to bring suit thereon, and in such event, the Unit Owner shall also be liable for reasonable attorneys' fees and costs of such suit or proceeding, together with interest on all sums due.

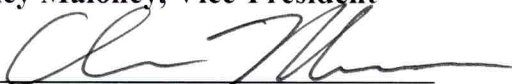
In addition, be it resolved, that the Board of Managers encourage Unit Owners to contact their insurance carriers in advance to determine coverage of damaged Property if such Unit Owner is ever deemed negligent or willful for failure to replace a Hot Water Heater and/or Tank in the manner enunciated by the Board.

Furthermore, be it resolved, that if any one or more of the provisions of this Resolution are determined to be unenforceable, in whole or in part, for any reason, the remaining provisions of the Resolution shall remain operative.

**Grenadier Court Condominium Association
Board of Managers**

By 
Patricia Tompkins, President

By 
Keeley Maloney, Vice-President

By 
Christopher Meenan, Treasurer

By 
Karalee Mazzaferro, Secretary

DATED: September 27, 2016

EFFECTIVE: September 27, 2016