

DARLINGTON RIDGE CONDOMINIUM ASSOCIATION, INC.
(The "Association")
POLICY RESOLUTION NO. 24
REGARDING MOLD and MILDEW

WHEREAS, Section 5.11 of the By-Laws states: "The Board shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the condominium and condominium property and may do or cause to be done all such lawful acts and things as are required by law, by the Master Deed, by these By-Laws or otherwise directed or required to be done or exercised by members of the Association or unit owners, or by others"; and

WHEREAS, Section 3.01(a) of the Master Deed defines each unit to consist of "all the space within the area bounded by the interior surface of its perimeter walls and its lower most floor and its upper most ceiling;" 3.01(b) provides that all appliances, ... interior walls and partitions, gypsum board and/or other facing material on the walls and ceiling thereof, the inner decorated and/or finished surface of the floors (including all floor and tile, ceramic tile, finished flooring, carpeting and padding) and all other improvements that are located within the boundaries of the unit are the responsibility of the unit owner; and

WHEREAS, the Association through past experience and Management input has determined that naturally occurring mold and mildew may proliferate in most cases due to excess moisture; and

WHEREAS, the Association through past experience and Management input has determined that there are a number of options which can be taken by unit owners to prevent and timely remediate mold and mildew issues; and

WHEREAS, the Association has determined it to be in the best interest of all unit owners that mold and/or mildew be identified and addressed in a timely manner to prevent any excessive mold or mildew leading to the cost and disturbance when repairs are not undertaken.

NOW, THEREFORE, BE IT RESOLVED that:

1. Unit owners who observe excessive moisture or water damage in their unit must in a timely manner, not to exceed 30 days, determine the source of the moisture.
2. Unit owner, after making such determination shall repair the condition either by making the repair(s), or by contacting the Association's Community Management (if unit owner believes the problem stems from outside the unit owner's area of responsibility to repair.)
3. Unit owners must work with neighbors to keep the units in good repair and correct any condition such as water leaks, condensation and flooding. These actions shall be taken immediately upon discovery. Water-damaged areas shall be dried within 24 to 48 hours of discovery to prevent mold growth.
4. In the event unit owner has reason to believe excessive growth of mold and/or mildew is present in their unit, unit owner shall contact the Association Manager immediately upon discovery, who will arrange for a "formal assessment" of the moisture issues.
5. The Association will arrange for a "formal assessment" of the unit. The unit owner will be required to deposit \$300.00 with the Association Manager who will contact and schedule the Association's contractor to inspect the unit. In the event the source of moisture/water is within the Association's maintenance responsibility, the unit owner's deposit will be refunded, otherwise the deposit is applied to the fee charged by the contractor to be paid by unit owner.
6. In the event one unit's moisture problem has effected other units and/or the common area, that unit owner may be held responsible for the cost of remediation of all affected areas.
7. Unit owners who by their own or their tenant's negligence allow the growth of excess mold and mildew in the unit will

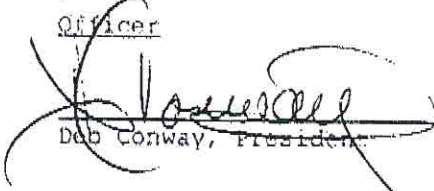
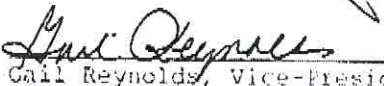

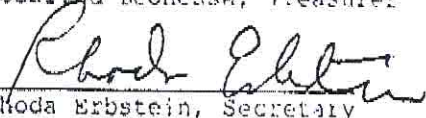

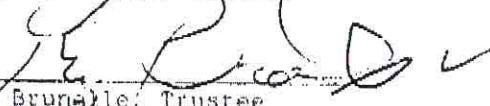
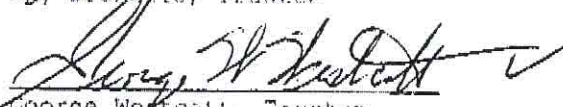
be cited for violation of the rules and regulations and fined accordingly. The amount of any fines charged to any owner shall be independent of any amount incurred for repairs caused by mold and mildew remediation.

DARLINGTON RIDGE CONDOMINIUM ASSOCIATION, INC.

Resolution Type: _____ No. _____


Pertaining to: _____

Duly adopted at a meeting of the Board of Trustees of Darlington Ridge Condominium Association, Inc.

<u>Officer</u>	<u>Vote:</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
 Deb Conway, President	✓			
 Gail Reynolds, Vice-President	✓			
 Rosalind Leonessa, Treasurer	✓			
 Rhoda Erbstein, Secretary	✓			
 Linda Dominick, Trustee	✓			
 R. Brunelle, Trustee	✓			
 George Westcott, Trustee	✓			

Attest:

Rhoda Erbstein, Secretary


Date

	<u>Book No.</u>	<u>Page No.</u>
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective: _____

Resolution Expires: _____