

Resolution 11– "Installation/Replacement of Washing Machine Hoses"

WHERE, Article 7, Section 7.1 (b)(ii) Maintenance and Repair, of the Restated Bylaws of the Association of Unit Owners of Cottages at Hastings Green, a Condominium (Bylaws) clarifies Unit Owner responsibilities for the maintenance and repair for any plumbing and other appliances and accessories connected to the owner's unit;

AND WHEREAS, Article 8, Section 8.1 (a) Property Damage Insurance, of the Bylaws clarifies the type of insurance and the responsibilities of the Association to place and maintain in force at all times appropriate insurance to protect the owners, the Association and its members;

AND WHEREAS, it is the intent of the Board of Directors to mitigate any potential water damage that impacts the Association's insurance coverage;

AND WHEREAS, the Association and individual unit owners have experienced, and continue to experience, substantial damage due to bursting washing machine hoses;

AND WHEREAS, Article 7, Sections 7.5(m) Association rules and regulations, and 7.6 Abatement and Enjoining of Violations, of the Bylaws empowers the Board of Directors, acting on behalf of the Association, to adopt, modify or revoke rules and regulations governing the operation and use of the units as it may deem necessary or appropriate and to make and enforce compliance, by the levying of fines or otherwise, with such Rules and Regulations relative to the operation, use and occupancy of the Units, Common Elements and Association facilities, and to amend the same from time to time as the Board shall deem necessary or appropriate, which Rules and Regulations, when approved by appropriate resolutions shall be binding on the owner and occupants of dwelling units, their successors in title and assign.

NOW THEREFORE, BE IT RESOLVED, that the following requirements are hereby adopted regarding washing machine hoses:

1. No later than September 1, 2016, each owner shall purchase and install or have installed new auto shut off washing machine hoses. Warranty may vary dependent upon manufacturer.
2. As some unit owners have recently replaced their washing machine hoses with 10-year, stainless steel braided hoses, the Association is not requiring additional and immediate

replacement to 20-year warranty hoses. However, prior to expiry of the 10-year warranty, such owners are required to install the auto shut off hoses.

3. All costs in connection with the hose purchase and installation shall be borne by the owner and the owner shall be fully responsible for all damage and injury resulting from a faulty or incorrect installation.
4. Owners must provide written confirmation that they have purchased and installed the required hoses no later than September 1, 2016 to the Association via the management company. Mail or e-mail are both acceptable for remitting this information. Owners must include in their written confirmation whether they replaced the hoses with new auto shut off hose, or, the replacement was done prior to the adoption of this Resolution with 10-year stainless steel braided hoses, and they must provide the date that the hoses were installed.

Failure to comply with the terms of this Resolution shall result in a fine, or series of fines as laid out in Resolution 7– "Compliance Violation: Remedies and Formal Enforcement Procedures, Sanctions, Fees, Administrative Charges and Appeals" assessed against the Unit Owner as laid out in the schedule of fines.

This Resolution 11 – "Installation/Replacement of Washing Machine Hoses" was duly adopted at a meeting of the Board of Directors of Association held on this 24 day of March 2021. A copy of this Resolution shall be distributed to all Owners.

regis mcdonald

regis mcdonald (May 28, 2021 19:20 PDT)

President
Board of Directors
Association of Unit Owners
of Cottages at Hastings Green, A Condominium

Kathleen Yesh

Kathleen Yesh (Jun 1, 2021 10:59 PDT)

Secretary
Board of Directors
Association of Unit Owners
of Cottages at Hastings Green, A Condominium

DATED this 28 of may, 2021