

**ONE OCEAN AVENUE  
CONDOMINIUM ASSOCIATION**

**RESOLUTION NO. 2007-2**

**CLEANING AND MAINTENANCE OF CLOTHES DRYER  
VENTS LOCATED WITHIN THE UNITS**

WHEREAS, Article V of the One Ocean Avenue Condominium Association (the "Association") By-Laws (the "By-Laws") states that the Board of Directors (the "Board") shall have all those powers granted to it by the Certificate of Incorporation, the Master Deed and the By-Laws.

WHEREAS, Article VI of the One Ocean Avenue Condominium Association (the "Association") By-Laws (the "By-Laws") state the Board shall have those powers, which include but which are not necessarily limited to secure full performance by Unit Owners or occupants of all items of maintenance for which they are responsible, to discharge its powers in a manner that protects and furthers the health, safety and general welfare of the residents of the community and to adopt, amend, and publish rules and regulations.

WHEREAS, Article VII, Section 7.01 of the Master Deed of the Association the "Master Deed") provides that Unit Owners shall "be responsible for, at his own expense, all of the maintenance, repairs, replacements of all improvements within his own unit";

WHEREAS, Article III provides that units include, but are not limited to, all improvements which are located within the boundary of the unit...or which are exclusively pertinent to the unit although all or party of the improvement may not be located within the boundaries of the unit;

WHEREAS, clothes dryer vents are improvements located within units and/or are exclusively pertinent to units;

WHEREAS, lint and other build-up in clothes dryer vents can be a fire hazard;

WHEREAS, for the safety of all Unit Owners, the Board deems it in the best interest of the Association that unit owners be required to clean and maintain clothes dryer vents every year and to present proof of same to the Association each year.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures shall be adopted:

1. Unit Owners shall clean and maintain the clothes dryer vents that service their particular unit every two years by a certified, licensed or otherwise qualified person and/or entity.
2. Cleaning and inspection must be completed by no later than July 1 of each year dryer vent cleaning is required.
3. Unit Owners without clothes dryer shall return a certification attached hereto, stating that they do not maintain a clothes dryer in the unit (a copy of the certification which must be completed and returned to the Association is attached hereto as Exhibit "A").
4. Certification of clothes dryer vent cleaning and maintenance shall thereafter be submitted to the Association every two years immediately after such cleaning and maintenance has been completed.
5. Unit Owners are wholly responsible for the cost associated with the cleaning, maintenance and/or repair of the clothes dryer vent.
6. Failure by a Unit Owner to perform the required clothes dryer vent cleaning and maintenance in the manner stated above **and/or** submit this certification in a timely manner shall result in one (1) or more of the following:

a) The Association may provide the required clothes dryer vent cleaning and maintenance and charge the cost of same to the Unit Owner's account with an administrative fee; and/or

b) The Association may initiate any enforcement actions against the unit owner.

Effective Date: This Resolution shall become effective on execution of this document.

Duly adopted at a meeting of the Board of Directors of Association, held this 28<sup>th</sup> day of April 2007.

Officer

Vote:

YES   NO   ABSTAIN   ABSENT

<u>Kenneth E. Jordan</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Charlotte Ryan</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Robert H. Kelly</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Mary M. Gormley</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Sharon Jones</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest:

Mary M. Gormley, Secretary

4/28/07  
Date