

Villas at cool springs condominium association

Policy Resolution

Dryer Vent Cleaning

WHEREAS, Section B.2 of the Rules and Regulations of the Villas at Cool Springs Condominium Association provides that the Board of Directors has authority to approve dryer vent cleaning and duty to ensure compliance with all Rules and Regulations adopted by the Association as well as all applicable Municipality of Bethel Park Ordinances.

WHEREAS, Section B.7 of the Rules and Regulations of the Villas at Cool Springs Condominium Association. Each Unit Owner is solely responsible for the proper care and maintenance of his Unit including Limited Common Elements. Maintenance of the Common Elements and structural repair of the Limited Common Elements is the responsibility of the Association, but is charged as a General Common Expense or a Limited Common Expense, as the Declaration provides

WHEREAS, it has been noted that there is a direct need to further specify the requirements of dryer vent cleaning throughout the Association within the standards generally prevailing at Villas at Cool Springs Condominium Association.

THEREFORE, BE IT RESOLVED that the following procedure shall be adhered to regarding dryer vent cleaning was also determined to be an individual owner responsibility required by The Villas at Cool Springs Condominium Association. RJ Community Management will negotiate a price and arrange dryer vent cleaning on behalf of all HOA members. Each homeowner is required to pay for the vent cleaning and will be individually billed by RJ Community Management. Owners are required to clean dryer vents every other year approved unanimously.

Adopted this 21st day of July 2021

Timothy J. Enright

President

JANE NASHA

Secretary