

## DRYER VENT RESOLUTION

**WHEREAS**, Section \_\_\_\_ of the By-Laws states that “the Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and its operation and maintenance and may do or cause to be done all such other lawful acts and things as are required by law, by these By-laws or otherwise directed or required to be done or exercised by members of the Association or Owners of Units, or by others”; and

**WHEREAS**, Section \_\_\_\_ of the By-Laws empowers the Board 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.”; and

**WHEREAS**, Section \_\_\_\_ of the By-Laws directs “Each member shall comply strictly with these By-Laws and with the Administrative Rules and Regulations adopted pursuant thereto...” “Failure to comply with any of the same shall be grounds for a civil action to recover sums due, for damages or injunctive relief, for levying a fine for violation of the Rules and Regulations, plus court costs and reasonable attorney’s fees...”; and

**WHEREAS**, after careful review of the issue, the Board has determined that clogged dryer vents and hoses in the Association present a fire and safety hazard if left in poor repair and/or not cleaned regularly, and therefore must be inspected and cleaned every two years; and

**WHEREAS**, in the interest of cost savings and convenience, the Association may attempt to arrange for discount pricing for dryer vent and hose cleanings by a local contractor with said cleaning charges to be paid directly by the unit owner; and

**NOW THEREFORE, BE IT RESOLVED**, that the following requirements are hereby adopted regarding Dryer Vents:

1. Unit Owners will be responsible for the cost of the regular inspection and cleaning of their dryer vents and hoses and for ensuring that said inspection and cleanings take place. This will be done on a (one/two) year schedule, with the first required cleaning to be set for 20\_\_ .
2. Unit Owners must submit to the Association a written inspection certificate or report which indicates that the unit’s chimney and dryer vent and hoses have been inspected, cleaned and/or repaired, and are in good working order, by MM/DD of each even numbered year
3. Failure to comply with the terms of this Resolution shall result in a fine of \_\_\_\_\_ Dollars (\$) assessed against the Unit Owner for each month of noncompliance, from date of formal notice.

Regarding: Dryer Vents

Duly adopted at a meeting of the Board of Trustees of Association held on this \_\_\_ day of \_\_\_\_\_, 20\_\_.