

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

POLICY RESOLUTION NO. ____

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

WHEREAS, Section 5.11 of the Society Hill at Piscataway Condominium Association, Inc.'s (the "Association") By-Laws (the "By-Laws") states that the Board of Trustees (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 may do or cause to be done all such other lawful acts as are required by law, by these By-Laws or otherwise directed or required to be done or exercised by the members of the Association."

WHEREAS, Section 5.11(A) of the By-Laws states that the Board shall have the power and to operate, maintain,...upkeep, protect and survey the buildings and the common elements...

WHEREAS, Section 4.11 of the By-Laws states that each member "shall comply strictly with the By-Laws and with the Administrative Rules and Regulation adopted pursuant thereto, as either of the same may be lawfully amended from time to time..."

WHEREAS, Section 5.17 of the Association's Master Deed (the "Master Deed") states that "each unit owner shall promptly furnish, perform and be responsible for, at his own expense, all of the maintenance, repairs and replacements within his Unit..."

WHEREAS, Section 3.01 of the Master Deed provides that each unit consists of, "all immediately visible fixtures, mechanical systems and equipment installed, and for the sole and exclusive use of the unit..."

WHEREAS, clothes dryer vents are immediately visible fixtures 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 year by a certified, licensed or otherwise qualified person and/or entity.
2. Cleaning and inspection must be completed by no later than _____ of each year.
3. Unit owners without clothes dryers 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 on an annual basis 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; and/or
 - b) The Association may initiate any enforcement actions against the unit

owner as it is authorized to do so under the Master Deed, By-Laws, all amendments thereto, resolutions and/or the Rules and Regulations.

7. Any monies due hereunder shall be collected by the Association in the same manner as Association assessments.

8. Any provision contained in any previously adopted Resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.

9. Notwithstanding the above, the Association may exercise all rights and remedies available to it at law, in equity, in addition to those rights as set forth by the Master Deed, By-Laws, all amendments thereto, resolutions and/or the Rules and Regulations.

10. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

Resolution Type: Policy No. _____

Pertaining To: Cleaning and Maintenance of Clothes Dryer Vents

Duly adopted at a meeting of the Board of Directors of Society Hill at Piscataway Condominium Association, held this _____ day of _____, 2005.

<u>Officer</u>	Vote:			
	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
_____, Trustee	___	___	___	___
_____, Trustee	___	___	___	___
_____, Trustee	___	___	___	___
_____, Trustee	___	___	___	___
_____, Trustee	___	___	___	___

Attest:

_____, Secretary

_____, Date

File:

**SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.
CERTIFICATION OF CLOTHES DRYER VENT CLEANING AND MAINTENANCE**

Name of Unit Owner(s): _____

Address of Unit: _____

Date of Cleaning and Maintenance: _____

Date of Next Cleaning and Maintenance: _____

*Attach receipt(s) of cleaning and maintenance work completed.

Signature: _____

Date: _____

_____ There is **no** clothes dryer in my Unit and therefore, this certificate is not applicable.

Signature: _____

Date: _____