

**LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.**

**POLICY RESOLUTION NO. 06-01**

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

WHEREAS, Article VI, Section 2 of the Longview at Montville Condominium Association, Inc.'s (the "Association") By-Laws (the "By-Laws") states that the Board of Trustees (the "Board") "shall have the powers and duties necessary for the administration of the affairs of the Association."

WHEREAS, Article VI, Section 2 of the By-Laws states that the Board shall have the power to operate, care,...upkeep, repair and replacement of the common elements...

WHEREAS, Article XIV of the By-Laws states that each unit owner shall comply strictly with the By-Laws, Rules and Regulation adopted pursuant thereto, and all future amendments.;

WHEREAS, Section 24 of the Association's Master Deed (the "Master Deed") states that "each unit owner shall be responsible for, at his own expense, all of the maintenance, repairs and replacements within its Unit..."

WHEREAS, Section 3.01 of the Master Deed provides that each unit shall be deemed to include "all the mechanical equipment, HVAC equipment, fixtures, appliances and hot water heater that services that particular unit.

WHEREAS, clothes dryer vents are 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 <sup>two</sup> years by a certified, licensed or otherwise qualified person and/or entity.

2. Cleaning and inspection must be completed by no later than SEPTEMBER 1<sup>ST</sup> of each <sup>EVEN NUMBERED</sup> year, beginning in 2006.

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.

**LONGVIEW AT MONTVILLE 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 Longview at Montville Condominium

Association, held this 13<sup>th</sup> day of FEBRUARY, 2006.

<u>Officer</u>	<u>Vote:</u>			
	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<u>[Signature]</u> , Trustee <u>ROB SIGNORILE</u>	✓	—	—	—
<u>[Signature]</u> , Trustee <u>JIM WILLY</u>	✓	—	—	—
<u>[Signature]</u> , Trustee <u>RUTH HOCHMAN</u>	—	—	✓	—
<u>[Signature]</u> , Trustee <u>JIM TOMBARO</u>	✓	—	—	—
<u>[Signature]</u> , Trustee <u>SYLVIA FONDICOFF</u>	✓	—	—	—
<u>[Signature]</u> , Trustee <u>LOU JENSEN</u>	✓	—	—	—
<u>[Signature]</u> , Trustee <u>JEAN MOPPET</u>	✓	—	—	—
<u>[Signature]</u> , Trustee <u>SURESH RAKIA</u>	—	—	—	✓
<u>[Signature]</u> , Trustee <u>GLORIA VITULLANO</u>	✓	—	—	—

Attest:

[Signature]  
\_\_\_\_\_  
, Secretary

3/1/06  
\_\_\_\_\_  
Date

File:

**LONGVIEW AT MONTVILLE 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: \_\_\_\_\_

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_