

Article V Maintenance and Improvements

5.1 (h) When known to the Unit owner, they will ~~To~~ promptly notify the Association or its agents in writing of any defect or need for repairs for which the Association is responsible. If the initial notification was by telephone, then a written follow-up will also be required. If a Unit Owner fails to promptly notify the Association of a known defect or need for repairs for which the Association is responsible, then the Unit Owner shall reimburse the Association for all damages which result from such delay;

1. If a Unit will be vacant for more than seven consecutive days, it is the responsibility of the Unit Owner to have the Unit inspected from time to time as a way to mitigate damage to the units.
2. In the event that a Unit Owner hires or contracts for any of the Unit Owner's responsibilities contained in the Section to be performed by any person or firm, then such person or firm must be fully licensed and insured as may be required for any governmental agency. It is the intent hereby that all work within the Condominium shall be done in a skillful and neat manner, and in a manner to protect and promote the safety of the Unit Owners and the consistency and attractiveness of the Condominium. The Board of Directors may determine from time to time, in its reasonable discretion, that certain persons or firms do not perform in such a way as to fulfill this intent and may prohibit Unit Owners from using such persons or firms by giving notice to all members.

Support: Changes to this section are to clarify reporting requirements for Unit owners for work that is the responsibility of the Association.

DRC Position: Recommends that the Board adopt.

1-7-2024