

SNOWDANCE CONDOMINIUM ASSOCIATION
Unit Hot Water Heater Replacement Policy

The Snowdance Condominium Association Policy on Unit Hot Water Heater Replacement as established by the Snowdance Homeowners at the September 1999 Annual Owner Meeting is stated as follows:

1. In accordance with the Snowdance Condominium Association Governing Documents, in Unit Hot Water heaters are the maintenance responsibility of the respective Unit Owner.
2. Unit Hot Water Heaters must be replaced when their warranty expires. Unit Owners questioning warranty dates of their Hot Water Heater are instructed to obtain the serial number and brand of the Hot Water Heater and check with the manufacturer. The Snowdance Board of Directors and Management will work to track all Unit Hot Water Heater Warranty expiration dates.
3. The Snowdance Board of Directors and/ or Management will inspect Unit Hot Water Heaters Annually and notify Unit Owners of necessary replacement in the Spring of each year. Notified Unit Owners will have until December 31 of the same year to complete the replacement of the Hot Water Heater; if the Hot Water Heater has not been replaced by December 31 of the notification year, the Snowdance association will arrange to have the Hot Water Heater replaced and bill the respective Owner for all labor and materials associated with the replacement including a \$50 coordination charge for the Property Managers time.
4. Owners must notify Property Management once they have replaced their Hot Water Heater with replacement date and length of warranty.

This Policy of the Snowdance Condominium Association is formally restated this 28th day of February 2010 by the Snowdance Condominium Association Board of Directors.


