

**COUNCIL OF CO-OWNERS OF THE WESTERLIES CONDOMINIUM**

**POLICY RESOLUTION NO. 12-3**

**(Dehumidifier Policy)**

**WHEREAS**, Article IV, Section 2 of the By-Laws of the Council of Co-Owners of The Westerlies ("By-Laws") provides the Board of Governors with the powers and duties necessary for the administration of the affairs of the Council of Co-Owners; and

**WHEREAS**, Article IX of the Master Deed obligates each member of the Council to comply with rules and regulations adopted by the Council of Co-Owners; and

**WHEREAS**, Article VI, Section 2(d) of the By-Laws requires each Co-Owner to maintain his townhouse or unit in good repair; and

**WHEREAS**, the Board has determined that based on the findings and opinions of engineers retained by the Council, the use of dehumidifiers in below-grade townhouses or units has the effect of reducing the amount of moisture and humidity within such units that significantly mitigates potential damages to the unit (and the fixtures and personal property stored within each such unit) from the natural moisture and humidity in the ground; and

**WHEREAS**, the Board believes it is in the best interest of the Council to encourage owners of units or townhouses located below-grade to use dehumidifiers as much as possible in order to mitigate the moisture and humidity levels within the units or townhouses and thereby reduce the possibility of damage to the units, the common elements and each unit owner's personal property.

**NOW, THEREFORE, BE IT RESOLVED THAT** the requisite majority of the Co-Owners hereby adopts the following policy:

1. The owners of townhouse units that are located below ground level in the Condominium are hereby requested to use dehumidifiers within their townhouse as much as possible in order to reduce the level of moisture and humidity within the townhouse.
2. The owners of below-grade townhouse units are strongly encouraged to use dehumidifiers in order to help reduce the level of moisture and humidity within the townhouse and thereby reduce the possibility of water infiltration and other damage to the common elements, the townhouse unit, the components thereof and any personal property stored therein.
3. In the event that a unit owner does not use a dehumidifier as directed by this policy, and damage to the townhouse unit and/or common elements is later

discovered to exist and it is determined that the use of a dehumidifier could have mitigated or prevented the damage, the Council of Co-Owners will seek to hold such unit owner responsible for any such damages on the basis that the responsible unit owner failed to mitigate potential damages to their unit, the common elements and any personal property stored within the unit.

4. Owners of units located below-grade are required to confirm with the Council's managing agent on a regular basis in writing whether a dehumidifier(s) is being utilized within the townhouse unit and advise as to the frequency and duration of such use.
5. Unit owners must immediately report to the Council's managing agent any damage that is observed to a unit or component thereof or to the common elements as a result of water infiltration, a water leak, or any other source of moisture or humidity.
6. Unit owners are responsible for ensuring that their tenants, guests and invitees comply with this policy to mitigate potential damages to the unit, the common elements and any personal property stored in the unit.

The rules and regulations set forth in this policy resolution are effective as of September 18, 2012

I hereby certify that the foregoing resolution was approved by the requisite majority of the Co-Owners at a duly convened meeting of the Council of Co-Owners on September 18, 2012

COUNCIL OF CO-OWNERS OF THE  
WESTERLIES CONDOMINIUM

By: Chuck E. Walley  
Chuck Walley, President

CERTIFICATE OF MAILING OR DELIVERY

The Managing Agent hereby attests that this Policy Resolution was mailed and/or hand-delivered to the addresses of record of the Co-Owners and Council residents on this 3rd day of May, 2013.

5/3/13  
Date

Camellia Fries  
Camellia Fries, Managing Agent  
GHA Community Management

THE WESTERLIES CONDOMINIUM COUNCIL OF CO-OWNERS

POLICY RESOLUTION NO. 12-3

(Dehumidifier Policy)

Motion by: Chris Rossillo Seconded by: John Sterling

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>CHARLES WALLEY</u> President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Chin Massillo</u> Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>John Sterling</u> Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Nancy Ploss</u> At-Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ At-Large	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>