

## CRESCENT VILLAGE

### MAINTENANCE STANDARDS

- All washing machines must be equipped with steel lined hoses
- Water heaters must be replaced every 10 years
- Water heaters at time of installation should include a shut off activated by moisture
- The heat within a unit should never be set below 60 degrees between the months of November 1<sup>st</sup> through April 1<sup>st</sup>.
- Dryer vents must be cleaned a minimum of every other year.
- It is the responsibility of unit owners to notify the association immediately of a leak or other condition of escaping water within a unit.
- Furnaces (gas) must be inspected and cleaned every other year by a licensed contractor.
- Unit owners must use insured contractors for all work. Evidence of Insurance (Certificate of Insurance) from their contractor naming the Association as an additional insured must be submitted prior to the commencement of any work.
- In the case of an emergency, unit owners must use one of the contractors recommended by the Association whose insurance certificate is on file.
- All unit owners must install a smoke alarm on every level of the unit, including all bedrooms.
- All units must have a working CO detectors installed in the units.
- Unit owners who rent their units must require their tenants have HO-4 Homeowners Insurance and provide the board with a Certificate of Insurance or a copy of the policy at the time of the loss.
- Unit Occupant Responsibilities  
Each unit owner shall be responsible for ensuring that any tenant, guest, invitee or other occupant of the unit complies with each of the maintenance, repair and replacement standards set forth above. For the purpose of interpreting and applying these maintenance, repair and replacement standards, where the context requires, the term “Unit Owner” shall also include any tenant, guest, invitee or other occupant of the unit.

NOTE: This list of Maintenance Standards will be distributed annually and amended by your board as required. **Please note that failure to adhere to these standards may result in a unit owner’s financial responsibility in the repair of the damaged caused by these failed components.**

Adopted 07 / 27 / 2016