

**PLAYER'S PLACE CONDOMINIUM ASSOCIATION, INC.**  
**POLICY RESOLUTION REGARDING DRYER VENT**  
**INSPECTION AND CLEANING**

WHEREAS, Article V, Section E of the By-Laws of Players Place Condominium Association ("Association") empowers the Board of Directors to adopt and amend rules and regulations covering the details of the operation and use of the common elements; and

WHEREAS, the units at Players Place Condominium include individual dryer vents which exclusively service a particular unit and as such individual unit owners are responsible for the maintenance of those dryer vents; and

WHEREAS, pursuant to the Master Deed for the Association individual unit owners have the responsibility to maintain, repair or replace, at his or her own expense, all portions of his or her Unit and to ensure that through negligence, the unit owner or any other occupant or tenant does not cause damage to the Common Elements or another unit; and

WHEREAS, the Board has determined it is in the best interest of the Association for the Board to adopt reasonable regulations governing maintenance, inspection, cleaning and use of individual unit dryer vents to ensure the safety of all Unit Owners and occupants of the individual Units;

NOW, THEREFORE, be it resolved that the Board of Directors hereby adopts the following requirements to enhance the safety and general welfare of the members of the Association;

1. The unit owners of each unit in the Association equipped with a dryer vent shall be required to have the vent cleaned every three (3) years. The first cleaning of the vents shall be completed no later than \_\_\_\_\_ and then every three (3) years thereafter.
2. All cleanings shall be conducted by a professional contractor or dryer vent cleaning company.
3. The unit owner is responsible for providing evidence of the cleaning that is acceptable to the Board. Acceptable evidence includes a certificate of cleaning from the contractor or paid receipt.
4. All inspections and cleanings shall be performed from within the unit. If access to the common elements is required, Board permission must be sought in advance and the contractor and unit owner agrees to indemnity and release the Association from any and all liability, as well as any damages or injuries that may result from the work on the common elements.
5. Unit owners found in violation of this resolution will be assessed a fine in the amount of one hundred dollars (\$100.00). and the Board will have the vent cleaned at the unit

*Mailed to  
owners on 11-11-19*

owner's expense. Any and all charges under this section will be added to the Unit Owner's account as an additional assessment.

This resolution is adopted this 7 day of November, 2019 by the Board of Directors

Attested:

Player's Place Condominium Association, Inc.

BY: 

\_\_\_\_\_  
President