



2192 DENTON GROVE
COLORADO SPRINGS
COLORADO 80919

Arbors at Mountain Shadows
Condominium Owners Association, Inc.

December 15, 2016

RESOLUTION

WHEREAS, pursuant to the Declarations, Section 12.1., owners are responsible for maintaining their unit,

WHEREAS, pursuant to the Bylaws, Article VII, Section 1, paragraph (c), the Board, elected by the homeowners, has the duty and the authority necessary for the operation and maintenance of the Property,

WHEREAS, the Fire Department of the City of Colorado Springs recommends cleaning dryer vents annually,

WHEREAS, the HVAC industry's professional organization (NADCA) recommends cleaning duct work every three (3) to five (5) years,

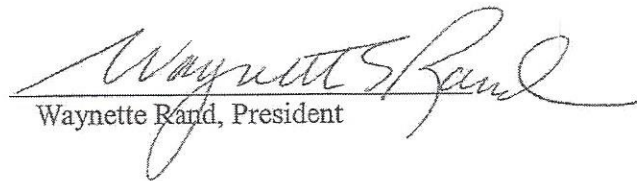
WHEREAS, the Board has determined it is reasonable that a four year cycle be instituted for the cleaning of dryer vents and heating/cooling ducts,

WHEREAS, pursuant to the Declarations, Section 12.1, paragraph C, the Board, at its discretion, may take such action as it deems appropriate for non-compliance,

IN WITNESS WHEREOF, the undersigned certify that the following *Policy for the Maintenance of Dryer Vents and Heating/Cooling Duct Work* was adopted by Resolution of the Board of Directors of the Association on the 15th day of December, 2016.

Attest:


Laurie McIntyre, Secretary


Waynette Rand, President



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Policy for the Maintenance of Dryer Vents and Heating/Cooling Duct Work

1. Homeowners shall have dryer vents and HVAC duct work inspected and cleaned by a licensed contractor.
2. Homeowners shall have items specified in paragraph 1 above inspected and cleaned at least every four (4) years beginning 2016.
3. Homeowners shall obtain from the contractor a dated receipt which verifies that the inspection and cleaning of items specified in paragraph 1 have been completed.
4. Homeowners shall submit a copy of the receipt, required in paragraph 3, to the Board before September 30 of the year in which the inspection and cleaning occurs.
5. The Board, at its discretion, will impose and assess a fine for failure to comply with the provisions of this policy.