

Arbors at Mountain Shadows  
Condominium Owners Association, Inc.

2192 DENTON GROVE  
COLORADO SPRINGS  
COLORADO 80919

November 12, 2020

**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,

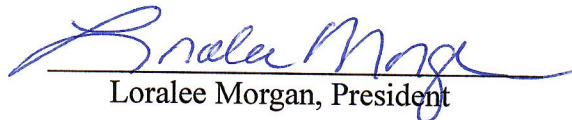
WHEREAS, the Fire Department of the City of Colorado Springs recommends cleaning dryer vents annually,

WHEREAS, the HVAC industry's professional organization (NADCA) recommends inspection of furnace and water heater flues every three (3) to five (5) years,


WHEREAS, the Board has determined it is reasonable that a three year cycle be instituted for the cleaning of dryer vents and inspection of furnace and water heater flues,

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 Furnace/Water Heater Flues* was adopted by Resolution of the Board of Directors of the Association on the twelfth day of November, 2020.

  
Lorelee Morgan, President

Attest:

  
Jill Huber, Secretary

**Arbors at Mountain Shadows**  
Condominium Owners Association, Inc.

November 12, 2020

**Policy for the Maintenance of Dryer Vents  
and  
Furnace/Water Heater Flues**

1. Homeowners shall have dryer vents inspected and cleaned by a licensed contractor.
2. Homeowners shall have furnace and water heater flues checked for signs of leakage.
3. Homeowners shall comply with paragraphs 1 and 2 every three (3) years beginning the year 2020.
4. Homeowners shall obtain from the contractor a dated receipt which verifies that the cleaning of item specified in paragraph 1 and inspection of item noted in paragraph 2 have been completed.
5. Homeowners shall submit a copy of the receipt, required in paragraph 4, to the Board before September 30 of the year in which the cleaning and inspection occurs.
6. The Board, at its discretion, may impose and assess a fine for failure to comply with the provisions of this policy.