

## Unit Owner Responsibilities Regarding Water Heater Maintenance And Replacement

In accordance with the Declaration Of Condominium of Park Shore Landings and all amendments, revisions, and/or exhibits thereto, to include, but not limited to, Sections 4.14 ("Rules and Regulations"), 11.2 (F) ("Unit Owner Maintenance"), 11.11 ("High Risk Components; Inspection, Maintenance, Repair and Replacement"), and the Board of Directors (BOD) recognition that the failure of water heaters in the Units can lead to damage to the Units and Condominium Property, the following Rule is adopted by the BOD regarding water heater replacement, pursuant to the following restrictions:

- A. The BOD strongly recommends that Unit Owners replace Unit water heaters every ten (10) years from the date of installation as determined by the serial number on the water heater(s).
- B. Every Unit Owner shall replace Unit water heaters no less frequently than every twelve (12) years from the date of installation and if a Unit Owner fails to do so and a leak occurs in the water heater(s) or related pipes, the Unit Owner will be strictly liable for all damages caused to the Unit, the common elements, Association property, other Units, and any other property damaged by any such leak. For purposes of this Rule, the date of water heater installation is determined by the serial number on the water heater(s) or by such other documentation as the BOD, in its sole discretion, deems sufficient to establish the date of installation.
- C. Unit Owners may use contractors of their choice to install water heaters. Such contractors shall be properly licensed and insured in accordance with local industry custom, and the BOD may require proof of same.
- D. Unit Owners shall provide the Association, through the Manager, with proof of compliance of this water heater installation requirement. The Association shall have the right to enforce this Rule via all available remedies provided in the Declaration of Condominium and all amendments and revisions thereto and under Florida Law.
- E. The BOD specifically finds that replacement of the water heaters is necessary to protect and preserve the Condominium Property because failed water heaters can be a primary source of damage to the Condominium Property.