

Southbrook Condo Association Risk Control Policy Documentation

There have been several incidents of water damage and fire damage in recent years from aging fixtures that no longer meet modern safety practices. Under the Declarations and By-Laws no owner shall do any act that threatens damage to common property, such as retaining dangerous fixtures or their connections. Therefore, each unit shall inventory and upgrade the following items to prevent future damage to the common property.

1. All water heaters reaching over 13 years of age must be replaced.

1. Washing machine hoses must be of the stainless steel reinforced type.

2. All rigid toilet supply lines must have been replaced with flexible, stainless steel reinforced hoses.

3. Units vacant for more than 30 days must schedule periodic inspection as weather dictates to ensure there is adequate heat to prevent freeze-ups and to check for water leaks. Owners are responsible for these inspections.

4. Date water heater was last replaced _____ (must be less than 13 years old)

5. Date dryer vent was last cleaned is _____ (should be cleaned out at least once annually).

I/We the owner(s) of Unit _____ of Southbrook Condos do hereby attest to compliance with the above upgrade and maintenance requirements.

Owners Signature _____

Owners Signature _____

Date _____

Please complete this form for each unit owned and return to: Southbrook Condo Association, 2200 W. Dickerson-#83, Bozeman, MT 59718 by the scheduled Annual Association Meeting.