



Woodbury Place Condominium Association

Maintenance Standards

- Unit interior temperature can never be permitted to fall below 55 degrees during the months of November through March.
- Water heaters must be replaced every 7 (seven) years. A leak detection device must be installed on your hot water heater. This has been provided by the Board. If a new device is required, contact CM Property Management (203)264-6598.
- Burst-proof hoses must be installed on your clothes washing machine.
- Fireplace flue must be cleaned every other year. A copy of the invoice by a licensed contractor is to be sent to CM Property Management as proof of service.
- Dryer vent must be cleaned every other year. A copy of the invoice by a licensed contractor is to be sent to CM Property Management as proof of service.
- No open flame, charcoal grills or other fire hazards can be left unattended or allowed to damage any structure.
- No running water spigots may be left unattended or allowed to cause overflows.
- It is the responsibility of the Unit Owners to notify the Association immediately of a leak or other condition of escaping water within a Unit.
- Unit Owner is liable for any harm caused by repairs and installations not performed by licensed, insured professionals.
- All Unit Owners must install a smoke alarm on every level of the Unit, including all bedrooms.
- Unit Owners who rent their Units must require their tenants have HO-4 Homeowners Insurance and provide the Board with a Certificate of Insurance or a copy of the policy at the time of loss.
- Unit Occupant Responsibilities
Each Unit Owner shall be responsible for ensuring that any tenant, guest, invitee or other occupant of the Unit complies with each of the maintenance, repair and replacement standards set forth above. For the purpose of interpreting and applying these maintenance, repair and replacement standards, where the context requires, the term "Unit Owner" shall also include any tenant, guest, invitee or other occupant of the Unit.

Adopted by the Board August 8, 2013