

ASSOCIATION OF APARTMENT OWNERS OF PUNAHOU ROYALE

BOARD POLICIES REGARDING

LEAKS

- 1) The Association and the apartment owners' responsibilities concerning pipes are defined as follows:
 - a) The Association is responsible for pipes that serve more than one apartment and pipes located inside an apartment that serve another apartment, if any.
 - b) Apartment owners are responsible for all appliances located inside their apartments and for the water lines located inside their apartment that serve only their apartment.
 - c) The pipes that serve only one apartment are limited common elements appurtenant to that apartment only, when they are located outside the apartment. If the Association incurs expenses for a limited common element pipe, the Association may special assess the apartment to which the pipe is appurtenant for these expenses.
- 2) Under the following circumstances, the Board may perform maintenance and repair of pipes and appliances that are an owner responsibility and assess the cost of the repair, maintenance and/or replacement to the owner of the apartment:
 - a) In non-emergency cases, if an owner or resident fails to begin the work within 24 hours of the discovery of a leak;
 - b) In emergency cases, such as when a water leak threatens other apartments or the common elements or when the leak may result in the growth of mold, the Board or its representative may enter the apartment and take immediate action to repair the leak and eliminate any conditions that are conducive to the growth of mold.
- 3) If the Board undertakes any remedial work in an owner's apartment pursuant to this resolution, the apartment owner shall be responsible for restoring the decorated surface of any wall, floor, or ceiling of the apartment to its original condition. In addition, if the Board must remove any items or covering, including paneling, mirrors, or tile, from any wall, floor or ceiling of the apartment to maintain, repair, or replace any plumbing fixtures, pipes, drains and other installations, the apartment owner shall be responsible for restoring or replacing the item or covering.
- 4) The rights, obligations, and authority which this resolution provides shall become effective as of the date of the Board's adoption of this resolution, and shall remain effective until this resolution is revoked in writing by the Board or changed by an amendment to the Association's Declaration or Bylaws.