



Collingwood Pointe at the Preserve Administrative Resolution/ Mold Issues

The Board of Directors of Collingwood Pointe at the Preserve Condominium (the "Association") hereby adopts the following administrative resolution regarding mold issues

While the HOA has certain responsibilities to remediate mold in the common elements, owners also have responsibility to inform the HOA when there is a mold problem or to remediate it when it originates from within the unit.

The Community in previous years have experienced some water intrusion issues of various types. Some have been roof related and others have been window, siding and caulking issues. We have worked diligently to address and correct all of the various types of water/moisture intrusion issues including new roofs, gutters, down spouts, improvements and modifications to siding around all windows, peaks, corners and caulked areas. Upon remediation to common area elements on all units, it is the Associations duty to continue with routine maintenance and inspections to avoid future intrusions.

Policy Adopted

The Association's unit owners have the responsibility to properly and consistently maintain their units to control and eliminate hazardous mold growth;

The Board is concerned about the damage caused by water intrusion into units which results in mold growth hazardous to health;

Mold is detectable both by sight and smell and unit owners are best positioned to observe water intrusion and mold growth; and

It is essential that the Board be able to respond promptly to water intrusion originating from the common area into a unit to repair damage and eliminate the resulting mold;

1. Each unit owner shall be responsible to maintain appropriate climate control, keep the unit reasonably clean and take necessary measures to remove visible moisture accumulation and mold from the unit windows and surfaces promptly.
2. Each unit owner shall be responsible to not block or cover any unit heating, ventilation or air-conditioning ducts.

3. Unit owners shall be responsible that all unit vents are working properly including those serving bathroom, kitchen, laundry and fireplace.
4. Unit owners shall report immediately in writing to the Board:
 - a) Evidence of water intrusion or excessive moisture in the unit and/or common areas;
 - b) Evidence of mold growth that cannot be removed with common household cleaner
 - c) Malfunctioning and/or leaking or deficient common area element.
5. Each unit owner shall be responsible for remediation of mold within their unit.
6. Each unit owner shall be financially responsible for costs incurred by the Association to remove mold from the unit due to the unit owner's failure to properly and promptly remediate the same.
7. Each unit owner shall be responsible for injury to the unit owner and/or occupants resulting from the unit owner's failure to comply with these terms.
8. Unit owners requesting inspection of a possible mold issue must submit a written request to the board or management company and include any pictures and information on areas pertaining to issue. Associations representative will respond within (5) days.
9. The Association representative shall have the right to enter and inspect unit to confirm the possible mold issue, but at no time will make a determination of mold and/or its severity.
10. If determined and inspection is warranted, the Association will contact a professional to do all testing necessary to determine the severity and resolution.
11. Payment for testing will initially be paid by Association. If test results are returned and there is a normal quantity of mold (*minimal quantities and/or normal household mold*) or mold areas are determined to be caused by owners neglect, the owner will reimburse the Association for total amount of testing costs.
12. If remediation to any affected areas related to common area water intrusion is necessary on the inside of unit, the Association will determine their responsibility for reimbursement.

EXECUTED this 28 day of FEBRUARY, 2019



Board President – Ray Starkloff