

ARTICLE IX
Fountain Hill Condominium Association, Inc.
Maintenance, Repair, and Replacement Standards
adopted September 5, 2018

Pursuant to Connecticut General Statutes section 47-257 of the Common Interest Ownership Act (CIOA), if any common expense is caused by the following actions of any unit owner or tenant or guest or invitee of a unit owner or tenant (individually or collectively, herein after referred to as “Unit Owners”) then the Association is authorized, after notice and hearing, to assess the portion of that common expense in excess of any insurance proceeds received by the Association under its insurance policy, whether that portion of the common expense results from the application of the insurance deductible or otherwise, exclusively against the owner’s unit.

1. Willful misconduct, or
2. Gross Negligence, or
3. Failure to comply with a written maintenance standard

In addition to any written maintenance rules presently in effect for the Association, the following standards are adopted effective September 5, 2018.

1. Minimum Temperatures

The heat in each Unit must be kept on and the temperature within the Unit be maintained at 60 degrees Fahrenheit.

2. Hot Water Heaters

- a. Hot water heaters must be replaced not later than the earliest of:
 - i. The expiration of the manufacturer’s warranty on the water heater; or
 - ii. When the water heater first shows any signs of leaks or rust.
- b. When a water heater is replaced, an automatic shutoff valve must be installed.

3. Washing Machine and Dishwasher Hoses

All washing machines and dishwashers (going forward when replaced) must be equipped with steel-braided, Flood-Check brand or equivalent hoses.

4. Dryer Vents, Ducts, and Hoses

- a. All clothes dryers must be vented with rigid, all-metal aluminum ducts, semi-rigid aluminum hoses, or plastic and/or accordion-type dryer ducting material of good quality.
- b. The dryer vents exclusively serving a Unit must be inspected and cleaned at least once each year.
- c. All clothes dryers will have lint filters which will remain installed.

5. Smoke and Carbon Monoxide Detectors

- a. Each Unit shall be equipped with a working smoke detector and carbon monoxide detector.
 - i. A smoke detector shall be installed in accordance with the manufacturer’s instructions and located in the immediate vicinity of each bedroom;
 - ii. A carbon monoxide detector shall be installed in accordance with the manufacturer’s instructions.
- b. All smoke detectors must have labels showing they have passed the test of the Underwriters’ Laboratories (UL) or Factory Mutual (FM). (National Fire Protection Association, NFPA

Code 74, Standard for Household Fire Warning Equipment, www.nfpa.org)

- c. All carbon monoxide detectors must have labels showing they have passed the tests of the UL or International Accreditation Services (IAS) 6-96 safety standards. (NFPA Code 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment)
- d. All smoke detectors and carbon monoxide detectors must be tested twice per year during the months of April and October.
- e. All detector batteries, whether the smoke or carbon monoxide detector is battery operated or has a battery backup, must be replaced at least once every calendar year.
- f. All smoke and carbon monoxide detectors must be replaced at least once every ten (10) years.

6. Electrical Usage

- a. Electrical usage in a Unit may not exceed the capacity of the circuits serving the Unit.

7. General

- a. Each Unit Owner shall promptly report any water leakage to the Association.

8. Fireplaces

- a. All wood burning fireplaces must be cleaned at least once every 2 years.

The Association's property and insurance costs will be positively impacted by diligent maintenance, repair, and replacement of those improvements which are the responsibility of the Unit Owners.