

Bloomsbury Estates Condominium
Homeowners Association, INC.

Policy Resolution No. 2021-01

HVAC Repair and Replacement Policy

WHEREAS, Article III, Section 7e of the By-Laws for the Bloomsbury Estates Homeowners Association, INC. states that the Board of Directors shall have the power to make and amend use restrictions and rules and regulations.

WHEREAS, Paragraph 6 of the Declaration of Protective Covenants, for Bloomsbury Estates Homeowners Association, INC. defines the Limited Common Elements and further states that the cleanliness and orderliness of the Limited Common Elements and Facilities shall be the responsibility of the individual Unit Owner, but the responsibility for maintenance repair and replacement thereof...shall be and remain with the Association.

WHEREAS the Board of Directors recognizes the need for specific procedures to be set to further outline the process for maintaining and replacing the HVAC systems.

NOW, THEREFORE, BE IT RESOLVED THAT effective, November 18th, 2021, the Association shall further define the process by which each owner should follow for replacements of the exterior HVAC units:

Each owner should contact the management company for any issues related to HVAC. All diagnostics will be charged on a case-by-case basis.

Each owner will be responsible for freon replacement/refill.

Each owner should first contact the Board or Management company to determine if prior repairs have been completed by the Association.

Each owner may/shall elect to have their vendor of choice to replace the unit, however, the Board must approve, in writing, of such replacement, and the Board may require more than one replacement estimate.

Should an owner request a replacement vendor other than the currently contracted one, each owner is responsible for the maintenance of that unit for the first 12 months.

Should an owner request a replacement higher than the costs the Board approved, the owner will be responsible for additional costs.

Each owner must/shall notify the management company of the scheduled date of said replacement and is responsible for following the Move-In policy are related to the elevator and common area protection PRIOR to the installation.

This resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

Bloomsbury Estates Condominium Association, Inc.

By: DocuSigned by:
Jon Anne Howard
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Date: 12/14/2021

Attest:

DocuSigned by:
Rob Daviero
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Secretary

Date: 12/14/2021