

Addendum regarding the cost of finding water leaks.

Water leaks have been a significant problem for owners of the Atrium Condominiums over the years.

Roofing leaks (finding and repairing) are the responsibility of the Condominium Association. All the homeowners share in the cost of maintaining the roof through their maintenance fees.

Internal plumbing leaks may be the responsibility of the Association or of an individual homeowner, depending on the source of the leak. Please refer to pages 7 and 8 of the Atrium Resident Handbook dated August 2004 for general rules regarding the responsibility for water and sewer plumbing maintenance. This information is based on the rights and responsibilities set forth in the recorded Declaration of Covenants. In addition to the costs of repairing water leaks (and the damage they cause), the costs associated with finding the source of the leaks and of determining who is responsible for repairing them can be as great (or greater than) the cost of repairing the leak and its resultant damage. As the responsibility for paying the cost of finding the leaks has not been specified in the Handbook, this Addendum is provided for that purpose.

Addendum to page 8 of the Atrium Resident Handbook, dated August 2004

Water-Leak Finding Policy The costs of determining the source of a water leak will be assigned to either the Association or to an individual homeowner. Such assignment will be determined by the Atrium Managing Agent or by the Board of Directors after conducting such measures as are necessary to determine where the leak originates. Such necessary measures may include cutting inspection holes in the walls and ceilings of units if access panels are not available. Whether such inspections are done by on-site personnel or the Managing Agent as opposed to outside vendors, an appropriate hourly labor rate will be applied.

Each homeowner is advised to purchase a condominium owner's insurance policy to protect them against: (1) claims from other unit owners for damage caused by a water leak for which the homeowner was responsible; and (2) damage to the homeowner's own personal property stemming from such a plumbing leak.

In General:

- Water supply lines or sewer pipes serving more than one unit are usually considered to the responsibility of the Association. Finding and fixing leaks from common area piping and repairing the damage they cause, will be accomplished and paid for by the Association.
- Supply and drain lines serving just one unit are usually considered to be the responsibility of that unit owner from the point where they split off from a line serving more than one unit. Even if you can't see or reach the pipe, it will still be your responsibility to repair it and any damage it may cause if it leaks.

(This policy addendum was adopted by the Board of Directors October 13, 2005)