

Prepared by: Caroline Record  
Caroline Record

**PARK EDGE CONDOMINIUM ASSOCIATION, INC.**  
**(the "Association")**

**RESOLUTION REGARDING DRYER VENT CLEANING**

**PREAMBLE**

A. The Master Deed of the Park Edge Condominium Association, Inc. (the "**Association**") was recorded in the Union County Clerk's office on November 17, 1993 in Deed Book 4031 at Page 100, et seq. The Master Deed, as amended, may be hereinafter collectively referred to as the "**Master Deed**".

B. The By-Laws of the Park Edge Condominium Association, Inc. (the "**By-Laws**") were recorded in the office of the Union County Clerk as Exhibit E to the Master Deed.

C. The Governing Documents, including Section 15 of the Master Deed and Section 5.01(f) of the By-Laws, provide that each owner or occupant of a Unit shall comply with, and shall assume ownership or occupancy subject to the provisions of the Governing Documents. Unit Owners, therefore, hold title subject to all provisions of the Governing Documents (including subsequent adopted rules and regulations).

D. Section 11.02 of the Master Deed and Section 11.01 of the By-Laws authorizes the Board of Directors (the "**Board**") to make and enforce compliance with reasonable rules and regulations relative to the operation, use, and occupancy of the Units, Common Elements and Association facilities.

E. Many, if not all, of the Units in the Association contain dryer vents for the exclusive use and enjoyment of the Unit Owner.

F. The maintenance and repair responsibility for dryer vents is imposed upon the Unit Owner by the Master Deed.

G. It is in the best interest of the Unit Owners, as well as the entire community, that dryer vents be inspected and/or cleaned on a regular basis to minimize the possibility of fire and to protect the general health, safety and welfare of the residents of the Association.

H. This Resolution was duly introduced and thereafter adopted pursuant to the terms and conditions of the By-Laws.

**NOW, THEREFORE, BE IT RESOLVED** on this 19<sup>TH</sup> day of SEPT, 2017 that the Board hereby adopts the following rules, regulations and requirements to enhance the safety of the members and residents of the Association from fire hazards and for the general welfare of the members and residents of the Association:

- (a) All Unit Owners shall be required to have the dryer vent inspected and, if necessary, professionally cleaned prior to November 17, 2017 and every other year, thereafter commencing in 2017.
- (b) The qualified inspector selected by the Unit Owner must maintain liability insurance, proof of which is to be provided to the Association upon request, and will be held responsible for any damage caused by the inspection or any necessary repairs.
- (c) The Unit Owner must submit to the Association a document identifying that the inspection and/or cleaning has been completed, prior to the completion deadline.
- (d) Failure to abide by the requirements contained in this Resolution will result in the imposition of fines against the Unit. Fines in an amount to be determined by the Board per day for each day a violation occurs shall be assessed to the Unit in accordance with the Master Deed and By-Laws. Any fines imposed will be collected in the same manner as provided for in the governing documents for the collection of delinquent assessments including the right to recover reasonable attorneys fees and costs. Finally, any violations may result in the suspension of privileges as provided for in the Master Deed.

**NOTICE AND RECORDING.** The Associations' Managing Agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all Unit Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Resolution with the Union County Clerk's Office in order to establish the recording of this clarification to the Master Deed in the chain of title. The Union County Clerk is authorized and requested to annotate the Master Deed (for example, by reference in the margin) to reference the recording of this Resolution.

ATTEST:

**PARK EDGE CONDOMINIUM  
ASSOCIATION, INC.**

*Leonard Forgiare*  
Leonard Forgiare (Secretary)

By: *Frank Ferrando*  
Frank Ferrando, President

