

NEWELL'S MEADOW

CONDOMINIUM ASSOCIATION

POLICY RESOLUTION 2010-7 SAFETY STANDARDS

WHEREAS Article III, Section 1, Paragraph (e) of the By Laws grants the Board (Officers of the Association) the powers specifically conferred upon by the Act, the Declaration, and the By Laws and all other powers and duties necessary for the administration of the affairs of the Condominium Association; and,

WHEREAS paragraph (e) grants the Board of Directors the power to amend and adopt rules and policies as outlined in the By Laws; and

WHEREAS in accordance with the Association's By Laws, Article VI, Section 1, and the State Statute, RSA 356-B: 43, the Association is required to maintain a master casualty insurance policy on the common and limited common areas of the association in the amount of its full replacement value, it must establish certain safety standards and rules as required by the state, local and OSHA codes and ordinances. .

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors has established the following procedures to be adhered to in order to be in compliance with its insurance underwriters and code enforcement agencies.

- A. All unit owners that have fireplaces or any other type of open flame apparatuses must have this unit inspected by professional chimney cleaners and provide the association an original copy of the inspection report. This must be completed by October 30 of each year. This certificate must be provided every year, regardless of the use of the appliance.
- B. All dryer vent exhaust systems must be in compliance with local building codes. This code requires that all vent systems be of rigid metal piping after the first 6 feet from the dryer throughout. Plastic/vinyl or thin flex foil types are not acceptable.
- C. State and local fire codes require the inspection of smoke detectors in multi-family and condominium dwellings. Compliance with the code requires that all devices be hard wired into the electrical system and should have battery backup. One device is required for each level in your unit, including the basement. The association will distribute a "**Notice of Compliance**" stating that the devices were tested and the batteries were replaced. This form must be returned to the Association by April 1 of each year.

Penalties

Fireplace Inspection - \$100.00 fine, plus \$100 for each month the inspection report is not on file with the Association.

Smoke Detectors - \$50.00 fine, plus \$50.00 each month the certificate of compliance is not on file with the Association.

Dryer Vents - \$100.00 fine should an inspection of the property reveal a unit to be not in compliance.

This Resolution is adopted and made a part of the minutes dated February 3, 2009..

Attested:
Board of Directors of
Condominium Association