

**FORRESTAL VILLAGE COMMUNITY SERVICES ASSOCIATION, INC.
POLICY RESOLUTION NO.56
INSPECTION, CLEANING AND MAINTENANCE OF CHIMNEYS**

WHEREAS, Article III, Section 3 of the Declaration of Covenants and Restrictions assigns to the Board of Directors "all powers for conduct of the affairs of the Association which are enabled by law or the Founding Documents, which are not specifically reserved to Members, or the Covenants Committee by said Documents"; and

WHEREAS, the Board deems it necessary to clarify the responsibilities of the homeowners for maintenance of chimneys; and

WHEREAS, the Board finds that damage to one or more units can occur when chimneys of wood-burning fireplaces are not cleaned periodically; and

WHEREAS, the Board finds that as the community ages, the need for maintenance of these elements increases; and

WHEREAS, preventative maintenance for chimneys needed to protect living units and residents from fire and/or water damage.

NOW, THEREFORE, BE IT RESOLVED THAT the following requirements are hereby adopted regarding inspection and/or maintenance of chimneys.

RESPONSIBILITIES OF THE HOMEOWNER:

1. No later than November 1, 2019, homeowners who use their wood-burning fireplaces shall have their chimneys inspected by a licensed professional or qualified tradesperson and cleaned or replaced as needed.
2. Homeowners shall have their chimneys for wood-burning fireplaces inspected by a licensed professional or qualified tradesperson at least once every two years and cleaned as needed. Proof of that inspection and any required cleaning or maintenance (a receipt) must be submitted to the Association within six (6) months of the inspection date. Any repairs to the chimney must be performed by a licensed home improvement contractor.

Unit owners who have not used their fireplace and those with gas fireplaces are exempt from the chimney inspection, cleaning and maintenance requirement.
3. For purposes of this resolution the term "qualified tradesperson" means a skilled worker in the particular trade or craft referenced in a particular section of this resolution.
4. Unit owners are responsible for any damage to their and their neighbor's units resulting from a failure to maintain their chimneys.

Unit owners must pay for the remediation of any such damages.

5. Failure to comply with these safety requirements may result in a loss of privileges.

Policy Resolution 56 was adopted on May 20, 2019

BOOK OF MINUTES

ATTEST:

Date: May 20, 2019