

EAST LAKE CONDOMINIUM ASSOCIATION
Grantham, New Hampshire

Dryer Vent Cleaning Resolution
Amended October 7, 2022

Whereas, the Board of Directors of the East Lake Condominium Association is empowered to govern the affairs of the East Lake Condominium Association pursuant to Article III of the Bylaws; and whereas, for the safety of owners, guests, renters and property, there is a need to adopt specific rules regarding owner, guest, and renter use of the dryer vents; and whereas, it is the intent that this rule(s) shall be applicable to all owners, guests, and renters; this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

Therefore, be it resolved that the following rules regarding the use of clothes dryer vents are hereby adopted by the Board of Directors.

Rules:

- All clothes dryer vents must be inspected and cleaned every three years. This rule applies to all units possessing a clothes dryer either gas or electric.
- The Association recommends, but does not require that the inspection and cleaning be performed by an insured, licensed, contractor. The Unit Owner must provide the Association with the contractor's name and contact information prior to the on-site inspection and cleaning. The Unit Owner must provide the Association with a current Certificate of Insurance prior to the cleaning if requested by the Board of Directors. The Board may provide a list of contractors and assist in scheduling the cleaning.

If the owner elects to do the inspection and cleaning his/herself, he/she must submit a picture or video to Belle Terre confirming that the cleaning and inspection was completed.

- The Unit Owner must provide the Association a copy of the Contractor's Report confirming the completion of the cleaning and the safe use of the vent within three years of the previous cleaning. Use of the clothes dryer is prohibited, if the Unit Owner fails to submit a cleaning report beyond three years of the previous cleaning.
- If in the sole opinion of the Board, violation of the policy endangers the health, safety or welfare of the residents or risks damage or destruction of the condominium property, the Board shall have the authority to authorize immediate action to enjoin and abate the violation. The Unit Owner shall be responsible for all costs to abate all violations of this resolution.

Unanimously adopted by the East Lake Board of Directors this 7th day of October, 2022.

Joseph Giordano, Cynthia Bagley, Ashleigh McFarlin