

**Policy # 14: Utilities and Leaks**

- Each owner shall be strictly liable and responsible for promptly fixing utilities and leaks in all plumbing lines, plumbing fixtures, sinks, tubs, shower stalls, dishwashers, commodes, aquariums, water beds, hot tubs and water furniture.
- A town homeowner will be responsible for damages and repairs necessitated by leaks from his town home to adjacent town homes and to exteriors or other surfaces for which the HOA is responsible. If the Association deems it necessary to repair any of these items inside an owner's town home, the owner shall reimburse the Association for the cost of the repair.
- If a problem occurs and owners and/or residents are not on the premises or available in a timely manner, utilities and/or water may be turned off to protect the affected property and adjacent properties from further or potential damage(s).
- If a unit owner and/or resident fail to report an interior leak, due to a roof or siding leak, within 10 business days, said owner will be responsible for repairs and any interior damage caused by said leak.