

# **OWNERS DUTY TO MAINTAIN OR REPLACE WATER HEATERS**

## **ESTABLISHING PROCEDURES FOR MAINTAINING OR REPLACING WATER HEATERS**

### **Owner's Duty to Maintain or Replace Water Heater**

A. **Duty to Replace.** Effective January 31, 2017, any and all water heaters that are in excess of ten (10) years are strictly prohibited within the community and the Association hereby disclaims any liability arising from a prohibited water heater not replaced after, January 31, 2017. Unless the water heater has a "brass on brass" connection or backflow preventer, any water heater less than ten (10) years shall be deemed prohibited. If a leak occurs from a water heater deemed to be in excess of ten (10) years, the Association shall not be held responsible for any damage done to the unit or any other unit as a result of the leak.

B. **Duty to Comply.**

(1) **Mandatory Water Shut Off.** Effective January 31, 2017, all unit owners within the community must shut off their main water valve when the unit will be unoccupied for longer than forty-eight (48) consecutive hours.

(2) **The Association's Right to Inspect.** The Association or its duly authorized agents or assigns may, with reasonable notice, inspect a unit within the community to ensure compliance with all rules and regulations, including, but not limited to an inspection of the unit's water heater.

**REAFFIRMED ADOPTION** by the Carrington Board of Directors the 09 th  
Day of November 2020

J. S. Broncato



President, Carrington at Stonebridge

Date: November 09, 2020

