

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANCTUARY IN THE HILLS CONDOMINIUM ASSOCIATION
ATTIC FANS RESOLUTION**

2024-01

Policy Resolution Number **2024-01** of **Sanctuary In The Hills Condominium Association**, located in Rochester Hills, Michigan. A Resolution pertaining to attic fans.

WHEREAS; The Condominium Association, through its duly elected Board of Directors, has responsibility for the governance of the Association.

WHEREAS; The Board of Directors has the right to make reasonable rules and regulations from time to time, as the needs of the community arise.

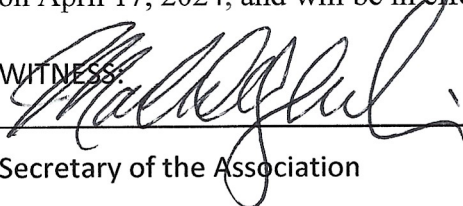
THEREFORE; The Board of Directors has adopted the following rule pertaining to attic fans due to the roof replacement project.

1. Subject to the provisions of this Resolution, Co-owners are not allowed to install attic fans on the Association Common Roofs.

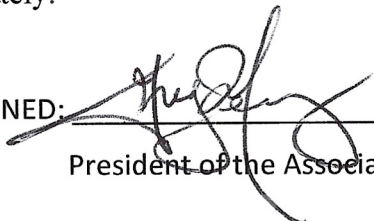
2. Our roofs employ a ridge-vent construction which utilizes a continuous vent along the length of each peak on top of the unit. The engineering guidelines for proper ventilation in roof systems is to not mix ventilation systems on the same structure as it could interfere with positive air flow. As part of our contract with Kearns Brothers (the installation contractor), they ensure ridge vents and gable vents are properly balanced to provide robust upward air flow to pull heat out of the attic of the unit. Neither Kearns and GPW (the warranty provider for the SITH 25-year warranty) will support the warranty that we are paying for if a roof mounted attic fan is installed on a new ridge vent roof system. This warranty covers all roof leaks due to installation and normal material wear including the repairs to interior surfaces for the life of the roof system. We understand that the powered attic fan was a co-owner enhancement paid for by the co-owner however the roof is a common element property of the Association, and we feel that it is in the best interest for the unit and the community to rely on the technology provided by a properly balanced ridge vent system. If you currently have an attic fan on your roof there is no action required by you. When your roof is replaced, Kearns will remove it, capping any electrical circuits and close the opening in the roof.

The Sanctuary in the Hills Condominium Association Board of Directors approved this Resolution on April 17, 2024, and will be in effect immediately.

WITNESS:


Secretary of the Association

SIGNED:


President of the Association