

Farmington Square Condominium Association: Annual Water and Appliance Inspection Rules

The Board of Directors of Farmington Square Condominium Association (the "Association") adopts these rules on the **17th day of November, 2025**, effective **November 17, 2025**.

BACKGROUND

- A.** The Association is responsible for governance, maintenance, and administration of Farmington Square (the "Condominium").
- B.** The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Association's Articles of Incorporation, the Master Deed, and the Condominium Bylaws.
- C.** The Michigan Condominium Act and Article VI, Section 9 of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.
- D.** Water leaks within Units have the potential to cause significant damage to Common Elements and Units. Further, when damage is substantial the Association may have to submit an insurance claim which can cause significant increase in premiums or being dropped from coverage all together. In that case, obtaining a new policy will cost even more. The Board of Directors hereby adopts the following Rule requiring all Co-owners perform an annual inspection by a licensed and insured heating and cooling company of various water lines as well as appliances that use water, all of which are likely points of failure. Co-owners must have their contractor prepare a written report confirming the inspection performed and the repairs needed and made, if any.

The Association's Board of Directors adopts the following Condominium rules (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors and assigns, and which supersede any previously adopted rules on the same subject matter:

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| 01 | 02 | 03 |
| Maintenance of Appliances and Equipment | Annual Inspection | Annual Report |
| Co-owners are responsible for inspecting and maintaining their Unit appliances and equipment and are responsible for damage caused by their negligence if they fail to do so. Accordingly, Co-owners are reminded of the necessity to maintain, inspect and replace when required all appliances and equipment that could cause water damage upon failure, including any and all water or drain lines. These items include, but are not limited to, furnaces and A/C units (including their condensate lines), hot water heaters, dishwashers, refrigerators (if connected to water) and laundry machines. Co-owners are urged to consult manufacturer's recommendations for service or to consult with appropriate professional service personnel for assistance in these matters. | It shall be the responsibility of each Co-owner to have all appliances with water or drain lines inspected on an annual basis at least. In addition, all water lines connecting sink shut of valves to sink or toilet fixtures shall also be inspected. The inspection shall be a complete, professional inspection performed by a licensed and insured heating and cooling company; however, the Co-owner may inspect any non-HVAC water lines themselves. Any item requiring repair, cleaning or replacement shall be promptly repaired, cleaned or replaced. Co-owners shall also perform any preventative maintenance identified during the inspection and shall follow manufacturer's recommendations for service. | By May 31 of each year , Co-owners shall submit to the Property Manager a report by the contractor (as to heating and cooling equipment, including the water heater) and the Co-owner verifying that these actions have been completed. If a Co-owner fails to provide such a report by May 31, the Association shall consider that as prima facie evidence of negligence in the event any water or drain line within the Unit subsequently fails and causes water damage to common elements or Units. |
| 04 | 05 | |
| Costs | Applicability | |
| Should any Co-owner fail to submit evidence of the required inspection or evidence that the necessary or recommended maintenance has been completed, the Board of Directors shall have the authority, but not the obligation, to hire a contractor to complete such inspection, maintenance or repair. Any and all costs incurred by the Association under this Rule will be charged to the Unit account and will constitute an assessment under the Condominium Documents, secured by the statutory lien on the Unit, and collectible according to the provisions of the Condominium Documents and the Condominium Act. | This Rule shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents. | |

Authorization

Respectfully submitted,

Board of Directors

Farmington Square Condominium Association