

## Sump Pumps at Streamwood Estates

The undersigned, President of Streamwood Estates Association, a Michigan nonprofit corporation (the "Association"), certifies that the following resolution was duly adopted at a meeting of the Board of Directors held on 04/20/22 2022.

For purposes of this resolution, the following definitions will be used throughout the resolution:

**HOST** – The co-owner who has the sump pump (with backup) in their unit.

**CO-USER** – A co-owner in same building who benefits from the HOA-owned sump pump system (and its host-option backup system, if such exists).

**ADD-ONS** - Additions to a BACKUP System such as visual or sound Water Height Alarms, Replacement Battery, etc.

### History

- HOA owns electric sump pumps and HOA pays for repair/replacement.
- **75 Sump Pumps serve Host co-owner, and their Same-Building Neighbors**
  - 8 Pumps serve 1 additional neighbor
  - 40 Pumps serve 2 additional neighbors
  - 21 Pumps serve 3 additional neighbors
- Co-owners may install back up sump pump systems, subject to prior written Board approval
- Co-owner "Optional Choice": A **Water-Driven** Sump Pump Backup System.
- Co-owner "Optional Choice": A **Battery-Driven** Sump Pump Backup System.
- Co-owner has been responsible for Optional Choice Backup System repairs.

### Past Practice

If a **WATER OR BATTERY** backup system results in excessive water usage, Rochester Hills Water Department has been able to forgive 50% of the HOST water bill (since the pumping water does not go into a sanitary sewer). RH Water Department says this is a one time only forgiveness per address.

Then, (after City Water Dept. forgiveness), the HOA paid 50% of the remainder of the excessive water bill, and co-owners served by Host Co-owner voluntarily split the cost of the remaining 50% of the water bill.

The Board adopts the following policies with respect to the responsibility for sump pump systems, their backups and add ons:

- For **Existing Sump Pumps and Backup Systems**, HOA Mgmt selects plumber and HOA pays for repairs including add ons.
- For **New Sump Backup System Requests**, upon written request from a co-owner, the installation is subject to HOA approval and, if approved, the HOA will select the plumber for installation. Then HOA will split the costs of installation with co-owner 50/50. Once installed, HOA considers the Backup as part of Sump Pump System. HOA arranges & pays for repairs to the system, and any add ons if deemed desirable by the HOA.

For **EXCESS WATER USAGE**, AFTER City Water Department One-Time Forgiveness, HOA pays 100% of the remaining water bill balance.

This resolution shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

Streamwood Estates Association

By: 

Name: Steven Tanuk

Its: President

04/20/22

Sump Pump System Rule or Resolution Oct 19 2021.doc  
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