

# *The Crossings at Morganton*

## **Rules and Regulations Maintenance Addendum Effective January 1<sup>st</sup> 2016**

1. **All water heaters must have drain pans installed.** Exterior pan drain line wall attachment is approved for 2<sup>nd</sup> and 3<sup>rd</sup> floors. Water heaters need to be exchanged out as early as 7 years but no longer than 10 unless manufacture recommendation is different.
2. **All water supply lines to be replaced with the metal braided connectors.** Those are the ones that have two female end connectors. Toilet lines, sink lines and dishwasher are the ones that have water supply lines that need to be changed out.
3. **Washer water supply hoses replaced every 5 years.**
4. **Refrigerator water supply line to be replaced by a metal braided or double mounted end connectors.**
5. **Heater and air conditioning drain lines flushed out every year to remove sludge blockage.**
6. **During freezing weather, all interior heat temperature must be at least 65 degrees.** This is to prevent water pipes and fire sprinkler pipes in the walls and ceilings from freezing and bursting.
7. **The main water valve in your unit must be shut off during any length of absence.** There have many times when water incidents occurred while the residents were away. Each unit has one located inside your unit.

**Note: Noncompliance of those 7 items will result in the HOA making you responsible for the liability that will result from the damage. This applies to all owners.** Owners are responsible for the actions or non-actions of renters or guests. If your property is managed by a property manager I recommend that you email a copy (record of transmittal) of this amendment so that they are aware and accountable if they are negligent. All receipts or invoices of work performed must be maintained by owners to verify of the date that the maintenance rules and regulations have been performed. This requirement is for insurance liability issues. After this revised rules and regulations is in effect from that day forward all legal options to fight the liable party for damages will be used.