

The Promenade at John Tyler, A Condominium
Maintenance Resolution 2018-1
Dryer Vent Cleaning

Adopted by the Promenade Board of Directors on MARCH 1 2018.

WHEREAS, The Promenade at John Tyler Condominium Association, Inc. (*hereinafter* "Association") was created by a Declaration (*hereinafter* "Declaration") on June 6, 2017, and recorded in the land records at the Circuit Court for Williamsburg-James City County, Virginia.

WHEREAS, the Bylaws for the Association (*hereinafter* "Bylaws") were adopted on June 6, 2017, and were recorded in the land records at the Circuit Court for Williamsburg-James City County, Virginia, as part Instrument #170011679 with the Declaration as one instrument; and

WHEREAS, all owners within The Promenade at John Tyler Condominium, Inc. are members of the Promenade at John Tyler Condominium Association, Inc. (*hereinafter* "Association"), by virtue of Section 9.1, Article 9 of the Declaration, and are subject to all the restrictions of the Condominium Instruments of said Association by virtue of Article 9 of the Declaration; and,

WHEREAS, pursuant to Article 9, Section 9.3 of the Declaration and Article 4, Section 4.17 E. of the Bylaws, the Board of Directors shall adopt, promulgate and enforce any Rules and Regulations governing the use of the Units and Common Elements; and

WHEREAS, it is in the best interest of the Association to establish and adopt a dryer vent cleaning policy to improve operational effectiveness, maintain a safe community as recommended by the master insurance agency, and protect Unit Owners' financial investment.

WHEREAS, on MARCH 1, 2018, the Board of Directors of the Promenade at John Tyler Condominium Association, Inc. passed a maintenance policy that requires that individual Unit dryer vents must be cleaned annually; and,

WHEREAS, the purpose of this resolution is the safety of the owners, their families and guests, and to preserve, protect and enhance the Condominium property values for the benefit of all members; and,

WHEREAS, the Association desires a maintenance policy to require that the dryer vent cleaning be performed by a licensed contractor.

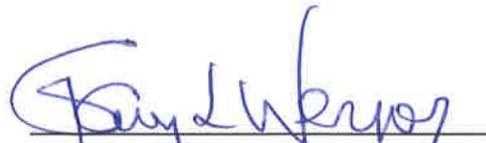
NOW THEREFORE, the Board of Directors resolves the following;

- The Board of Directors requires every unit owner to have the dryer vent professionally cleaned annually. This required cleaning shall be performed by a licensed contractor. A paid receipt shall be submitted to the Association for the required dryer vent cleaning every year.

Except as otherwise stated, all other provisions of the Declaration, Bylaws, and Rules and Regulations are reaffirmed.

Executed and deemed effective by the Promenade at John Tyler Condominium Association Board of Directors this 15th day of MARCH, 2018.


Robert Kirkland, President


Gary Werner, Vice President


Stuart Gray, Secretary-Treasurer

The Promenade at John Tyler, A Condominium
Maintenance Resolution 2018-2
Washer Hose Replacement

Adopted by the Promenade Board of Directors on MARCH 1, 2019.

WHEREAS, The Promenade at John Tyler Condominium Association, Inc. (*hereinafter* "Association") was created by a Declaration (*hereinafter* "Declaration") on June 6, 2017, and recorded in the land records at the Circuit Court for Williamsburg-James City County, Virginia.

WHEREAS, the Bylaws for the Association (*hereinafter* "Bylaws") were adopted on June 6, 2017, and were recorded in the land records at the Circuit Court for Williamsburg-James City County, Virginia, as part Instrument #170011679 with the Declaration as one instrument; and

WHEREAS, all owners within The Promenade at John Tyler Condominium, Inc. are members of the Promenade at John Tyler Condominium Association, Inc. (*hereinafter* "Association"), by virtue of Section 9.1, Article 9 of the Declaration, and are subject to all the restrictions of the Condominium Instruments of said Association by virtue of Article 9 of the Declaration; and,

WHEREAS, pursuant to Article 9, Section 9.3 of the Declaration and Article 4, Section 4.17 E. of the Bylaws, the Board of Directors shall adopt, promulgate and enforce any Rules and Regulations governing the use of the Units and Common Elements; and

WHEREAS, it is in the best interest of the Association to establish and adopt a washer hose replacement policy to improve operational effectiveness, maintain a safe community as recommended by the master insurance agency, and protect Unit Owners' financial investment.

WHEREAS, on MARCH 1, 2019, the Board of Directors of the Promenade at John Tyler Condominium Association, Inc. passed a maintenance policy that requires all washer hoses to be replaced every 5 years; and,

WHEREAS, the purpose of this resolution is the safety of the owners, their families and guests, and to preserve, protect and enhance the Condominium property values for the benefit of all members; and,

NOW THEREFORE, the Board of Directors resolves the following;

- The Board of Directors requires every unit owner to replace their washer hoses every five (5) years from the date of purchasing the Unit. A paid receipt shall be submitted to the Association for the required washer hose replacement.

Except as otherwise stated, all other provisions of the Declaration, Bylaws, and Rules and Regulations are reaffirmed.

Executed and deemed effective by the Promenade at John Tyler Condominium Association Board of Directors this 15th day of MARCH, 2018.


Robert Kirkland, President


Gary Werner, Vice President


Stuart Gray, Secretary-Treasurer