



The ABC Condominium

4-10-14-20 North Kingshighway Blvd
Saint Louis, Missouri 63108

23 August 2010

The Board of Managers updated the plumbing, electrical and gas policies at the July 2010 Board Meeting. This update is effective immediately and a copy is attached below for your reference.

This updated policy will be incorporated into a new edition of the Unit Owner's Handbook in the near future.

Board of Managers
ABC Condominium Association

PLUMBING

The Declarations state that unit owners are responsible for plumbing fixtures within their unit. The Association is responsible for those portions of the water service system located outside the unit. Responsibility for costs is also allocated. Unit owner are responsible for the cost of repairs to fixtures in their unit and the Association treats costs of common element repairs as a common expense. The term "required for the functioning" in the Declarations relates to the allocation of responsibility for portions of the plumbing system. The Association is responsible for getting water to the unit, not for functioning of a fixture (ie: faucet, sink, tub, shower or appliance) itself.

The Board of Managers defines the following as common elements for which it bears full responsibility for maintenance and repair:

- All pipes and drains in the basement, the alley and behind the east side of the building.
- All vertical pipes in the plumbing risers including hot and cold water feed lines, hot water return lines, waste stacks and vent pipes. The common element in vertical pipes is defined as extending to the first junction between them and the horizontal systems serving the units.

To ensure the integrity of the plumbing system the Association will also assume responsibility for the maintenance of all plumbing lines, valves and traps embedded in bathroom floors or walls. Non-embedded fixture and appliance shutoff valves, supply lines and drain lines for toilets, sinks, tubs, showers, washing machines and all other fixtures and appliances are the responsibility of the unit owner.

The Board of Managers reserves the right of access to any common plumbing. Call the Condominium's management company at once if a plumbing problem may be caused by a common element.

No unit owner or tenant may tie into or make any changes to common plumbing without prior Board approval which must be applied for in writing. All plumbing work must be performed by licensed personnel and all applicable permits must be obtained and furnished to the Board. Unauthorized work will be removed at unit owner's expense.

Defects caused by unauthorized plumbing work, plumbing work performed by unlicensed persons or work performed without applicable permits are the sole responsibility of the unit owner. The Condominium Association reserves the right to correct any such defects at the unit owner's expense.

Interrupting the water supply: There are no valves that shut off the water supply to individual units. If it is necessary to shut off your water, water has to be shut off to the whole building. At least 24 hours notice must be given to other residents before work can begin. The Managing Agent needs to be present to supervise the process as the valves have to be turned very slowly to avoid damage.

If it is necessary to shut down the building hot or cold water supply, it is essential that you inform the Managing Agent at least one (1) business day in advance. Failure to follow the proper shut down procedure may make you liable for any damage to the plumbing system and/or its circulating pumps.

It is recommended but not mandatory that you use the same plumbing contractor that the Association uses for plumbing work in your unit.

ELECTRICAL AND GAS SYSTEMS

Each unit has two electric meters and a gas meter in a basement room of its building. The Condominium Association assumes responsibility and jurisdiction over gas and electric service leading to the meters, as well as service to all common areas. Unit Owners are responsible for repairs and replacements to both systems from the meters to their unit and within their unit, including wiring, fuses, circuit breakers, conduits, fittings and fixtures.

All gas and electrical work must be performed by licensed personnel and all applicable permits must be obtained and furnished to the Board upon request. All gas and electrical work that is performed in the common elements areas must be approved by the Board prior to start of work.

If electrical and/or gas service to other units must be interrupted for work approved by the Board, the owner must advise the Managing Agent at least one (1) business day in advance so that notification can be provided to residents.