



Abaris Realty, Inc.

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APPROVED UNIT INSPECTION RULE

November 30, 2020

Dear Unit Owners of Condominium Residences I of Fallsgrove

As all unit owners were previously informed, a meeting of the Board of Directors was held on November 19, 2020 via Cisco WebEx to review and discuss the proposed rule regarding the inspection of unit components, including utility closets in order to prevent water damage into other units and common elements. After hearing comments from unit owners, the Board voted to adopt the proposed rule and the final, approved rule is enclosed for your records.

The effective date of the Unit Inspection rule will be January 1, 2021. Thank you for your attention to this matter and I hope you are all staying safe and well.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shireen Ambush', written in a cursive style.

Shireen Ambush, PCAM, CPM

Condominium Residences I of Falls Grove

UNIT INSPECTION RULE

WHEREAS, Section 11.108.1 of the Maryland Condominium Act provides that "Each Unit Owner is responsible for maintenance, repair and replacement of his Unit"; and

WHEREAS, Rule 6 of the Rules and Bylaws of Condominium Residences 1 of Falls Grove provides that "Each Unit Owners shall keep his Unit and any other space to which he has sole access in a good state of preservation and cleanliness"; and

WHEREAS, the Maryland Condominium Act states that the unit owner is responsible for up to \$5000 (\$10,000 after October 1, 2020) of the Condominium's master insurance policy deductible in the event that a loss originates from a unit component belonging to their Unit; and

WHEREAS, there have been incidents where water leaks from individual Unit hot water heaters and air conditioning systems have resulted in damage to adjacent and lower level Units, and such leaks and resulting damages were not discovered by any of the Unit Owners for extended periods following the onset of the water leaks, thereby resulting in additional damage to the affected Units; and

WHEREAS, the foregoing damages could have been avoided or mitigated if the loss was detected sooner by someone inspecting the Unit on a regular basis;

NOW THEREFORE, BE IT

RESOLVED, that each Unit Owner or his/her duly authorized representative shall conduct a visual interior inspection of his/her unit (to include the hot water heater utility closet, air conditioning and heating appliances, laundry room, bath rooms and kitchen sink areas) no less than every thirty (30) days. Any observations of water leaks and property damage occasioned by such leaks, if any, must be reported to the Property Manager (Abaris Realty, Inc.) immediately, and in any event not later than 24 hours from the time leak was first observed; and it is further

RESOLVED, that violations of this Rule, after notice and a hearing, could result in a fine to be levied against the responsible Unit Owner and the amount of such fine may include all costs incurred by Condominium Residences I of Falls Grove ("CRI") to repair any all damages caused or aggravated by the Unit Owner's violation of this Rule.

RESOLVED, that each Unit Owner or his designee will complete and maintain the attached Inspection Certification Form (Exhibit A) and provide it to the management upon request, but at least every 6 months.

This Rule shall become effective on January 1, 2021.

EXHIBIT A

UNIT INSPECTION CERTIFICATION

This is to certify that on the dates indicated below, visual inspections were conducted of Unit #_____ of Condominium Residences 1 of Fallsgrove (9405 Blackwell Road, Rockville, Maryland 20850)

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Each inspection included all visible areas of the Unit, including, but not limited to, the hot water heater utility closet, air conditioning and heating appliances, laundry room, bathrooms and kitchen sink areas).

The following areas of damage and/or evidence of water leaks were noted during inspections as stated below

Date: _____ Type of damage _____
Damage and or water leaks were reported to Abaris Realty, Inc. on _____, 20____.
Date: _____ Type of damage _____
Damage and or water leaks were reported to Abaris Realty, Inc. on _____, 20____.
Date: _____ Type of damage _____
Damage and or water leaks were reported to Abaris Realty, Inc. on _____, 20____.
Date: _____ Type of damage _____
Damage and or water leaks were reported to Abaris Realty, Inc. on _____

Other than as stated above, there were no areas of damage and/or water leaks observed during any of the inspections.

Signed this ___ day of _____, 20____

Unit Owner or Representative Authority of Representative, if any

This form will be maintained by the Unit Owner and will be available for review by Abaris Realty, Inc. as requested by the same.

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