

The Cove at Six Mile Cypress Condominium Association, Inc.
c/o Hayden & Associates
12650 Whitehall Drive, Fort Myers, FL 33907
Office: 239-489-4890 Fax: 239-489-4980
E-Mail: frontdesk@hayden-associates.com

SALE APPLICATION CHECK LIST

These guidelines are designed to assist you in submitting a completed Sales Packet for review by the Board of Directors. This list must accompany your application. Initial each line and sign on the bottom.

I am submitting the following:

_____ Application Check List

_____ Sales Application/Registration Form

_____ Copy of Sales Contract

_____ Rules and Regulations

_____ Copies of Drivers License and Vehicle Registration

_____ National Criminal Background Check for each adult 18 years and older

ONLY CHECKS PAID BY OWNER/LANDLORD FOR THE SECURITY DEPOSIT WILL BE ACCEPTED.

_____ \$100.00 **NON-REFUNDABLE - Per Applicant** (Husband/Wife And Parent/Dependent Child is considered one Applicant) payable to The Cove at Six Mile

(SIGNATURE OF SUBMITTER)

(DATE)

_____ Approval Sent COA

_____ Owner Account Ledger Balance

RULES AND REGULATIONS FOR
THE COVE AT SIX MILE CYPRESS CONDOMINIUM ASSOCIATION, INC.

The following Rules and Regulations supplement those contained in the Declaration of The Cove at Six Mile Cypress Condominium. They are applicable to all occupants of the Units as well as to Unit Owners.

1. Antennae or Satellite Dish. No Exterior antennae shall be permitted on the Condominium Property. Satellite dishes must have prior approval from the Association.
2. Association Employees. Employees of the Association are not to be engaged by Unit Owners for personal errands, which are not within the scope of the applicable employee's duties.
3. Balconies, Terraces, Lanais, and Patios. Enclosures by screening glass or otherwise of balconies, terraces, rooftop terraces or patios are prohibited. No Articles except suitable furniture, plants and planters shall be placed on patios, or similar areas. No objects shall be hung from balconies or terraces, No cloth, clothing, laundry, rugs, mops or any other article(s), shall be hung upon, or shaken from doors, windows, balconies, terraces or exterior walls. Balconies may place one live potted plant outside by the front door, but cannot obstruct fire extinguishers or fire alarm pull stations. Lanais may place suitable furniture, such as a small table and chair, and plants or planters.
4. Children. Children under the age of (18) eighteen shall be the direct responsibility of their parents or legal guardians who must supervise them while they are within the Condominium Property. Playing shall not be permitted in any of the streets, hallways, and stairways and loud noises will not be tolerated.
5. Cleanliness. Unit Owners shall not allow anything to be thrown, or to fall, from doors, balconies or terraces. Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the corridors or on staircase landings.
6. Compliance by Unit Owners. Every Unit Owner and occupant shall comply with these Rules and Regulations as set forth herein any and all rules and regulations which from time to time may be adopted, and provisions of the Declaration, By-laws and Articles of Incorporation of the Association (all as amended from time to time) to the extent applicable. Failure of the unit Owner or occupant to comply shall be grounds for legal action which may include, without limitation, an action to recover sums due for damages, an action for injunctive relief, and any combination of such actions.
7. Destruction of Property. Neither Unit Owners, their family, Guests, invitees, nor employee shall mark, mar, damage, destroy, deface or engrave any part of the Condominium Property. Unit Owners shall be financially responsible for any such damage.
8. Door locks. Unit Owners must abide by right of entry into Units in emergencies. In case of emergency originating in, or threatening, any unit, regardless of whether the Unit Owner is present at the time of such emergency, the Board of Directors of the Association, or any other person authorized by it, or the manager, shall have the right to enter such Unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate.

The Manager shall have a master key to fit the door lock to all Units. If a Unit Owner wants additional locks, as additional security, said Unit Owner must first request the Approval of the Association for same. In the event the Association's approval is obtained, then the Unit Owner shall deposit with the manager a duplicate key for each such additional lock for use in emergencies.

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9. Exterior Appearance. To maintain a uniform and pleasing appearance of the exterior of the Condominium buildings, no awnings, canopy, screens, shutters, air conditioning units, glass enclosures, or other projections shall be attached to, hung, displayed or placed upon the outside walls, doors, windows or to the balcony, patio, terrace, roof or other portions of the buildings or on the Common Elements, other than items originally installed by the developer.
10. Facilities. The facilities of the Condominium governed by the Association are for the exclusive use of Members and their families, tenants, resident house guests and guests.
11. Fines. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employee, in an amount not to exceed that allowed by law.
- (a) Notice. The Association shall notify the Owner or occupant of the reported or alleged infraction or infractions. Included in the notice shall be a statement of the covenants which have been allegedly violated; a statement of the matters asserted by the Association and a statement of the date and time of the next compliance meeting at which time the Owner or occupant shall present reasons why a fine should not be imposed.
 - (b) Hearing. The non-compliance shall be presented to a committee of other Unit Owners appointed by the Board of Directors, for such purpose, after which the unit Owner committee shall hear reasons why a fine should not be imposed. A written decision of the Unit Owner committee shall be submitted to the Owner or occupant by no later than fourteen (14) days after the Unit Owner Committee's meeting.
 - (c) Amount. The Board of Directors may impose a fine against the applicable person in such amount as may be permitted by the Association's By-Laws and by law.
 - (d) Committee Approval. If a Unit Owner committee does not agree with a fine, the fine may not be levied.
 - (e) Payment of Fines. Fines shall be paid no later than thirty (30) days after notice of the imposition thereof.
 - (f) Application of Fines. All monies received from fines shall be allocated as directed by the Board of Directors.
 - (g) Non-exclusive Remedy. These fines shall not be construed to be exclusive and shall exist in addition to (and not in lieu of) all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner occupant shall be deducted from or offset against any damages, which the Association may otherwise be entitled to recover by law from such Owner.
12. Flammables. No Flammable, combustible or explosive fluids, chemicals, or other substances may be kept in any unit or on the Common Elements. No fires, barbecue grills, hibachis, or cooking devices which emit smoke or dust shall be allowed on any lanai, balcony or terrace. No Fireworks allowed to be ignited on common grounds.
13. Food and Beverages. Food and beverages may not be consumed on the Common Elements except as specifically permitted by the Board of Directors.
14. Hurricane Preparation. Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to departure by:
- (a) Removing all items from his balcony
 - (b) Designating a responsible home watcher to care of the Unit during his absence. Each Unit Owner shall furnish the property manager with the name, address and telephone number of such firm or individual.
15. Hurricane Shutters. Unit Owners shall not install hurricane storm shutters without the prior approval of the Association and the Architectural Review Board.
16. Leasing: All leases must be in writing and a copy provided to the association.
- (a) Owners will submit a completed lease application request with all the necessary documentation and required fees to the Association for Board Approval. Such application should be submitted to the Board of

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Directors no less than 20 days in advance of the tenant move in date. The Board is required to approve or deny all leases prior to the tenant move in date.

- (b) An applicant or proposed occupant will be denied if they have been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude. A **NATIONAL** criminal background check will be required for **EACH** Occupant 18 and over named above.
- (c) An applicant or proposed occupant will be denied should they have a credit score below 600. A credit report will be required for each Occupant 21 and over as named on the application. An application will not be considered complete without this information. To be provided by the applicant.
- (d) A refundable security deposit will be required with all new leases. To be provided by the owner.

(e) Pets are NOT allowed in leased units.

- (f) No portion of a unit, other than the entire unit, shall be rented by the Owner. No unit shall be sub-let.
- (g) The minimum lease term shall be three (3) months. No unit may be leased for longer than a term of twelve (12) consecutive months without a renewal process, including in said process Board approval for the lease renewal.
- (h) All current tenants at the expiration of the lease and choose to sign a new lease to remain a resident of the Cove will be required to adhere to the current rules and regulations of the association and to provide all applicable documentation as requested for renewal of a lease. All completed paperwork is required 20 days prior to the start of a new lease or lease renewal. This may require submitting a national criminal background check and credit check, along with a refundable security deposit if it has not been previously provided, and the submittal of the applicable forms for a lease renewal. The Board shall approve or deny all lease renewals not more than forty-five (45) days but not less than fifteen (15) days prior to the lease expiration date. Lease renewals will be subject to a database update fee of \$50.00. Failure of an Owner to notify the Board of any lease renewal within the aforesaid time period will cause the application for renewal to be denied. Late renewals are required to pay a \$100 late renewal fee. Notice of renewal provided by a Tenant will not be accepted as valid and proper notice.
- (i) The lease shall include a provision permitting the Association authority and standing to evict any tenant of a Unit Owner who is in breach or violation of the lease agreement or the Declarations, the rules and regulations of the Association.
- (j) The Owner and tenant of a leased unit shall be jointly and severally responsible for complete and total compliance with these Rules and Regulations.

17. Moving/Deliveries. Only allowed between the hours of 8:00 a.m. and 7:00 p.m. any day of the week.

18. Noise.

- (a) Any Unit Owner wishing to install any flooring materials (including, but not necessarily limited to ceramic tile, marble, wood, etc.) in areas other than the baths as allowed for in the original construction, is required to obtain the prior written approval of the Association and to insure that a Sound Control Underlayment System is used, which system must be approved in writing by the Association prior to installation. Installation of the Sound Control Underlayment System shall include provisions for perimeter isolation material, which will insure the impact noises are not transmitted into space below either directly through the floor or by flanking through the surrounding walls.
- (b) No Unit Owner shall make disturbing noises in the buildings or allow sounds to emanate from his Unit, or permit his family, servants, employees, agents, visitors or licensees to do so. In particular, no unit Owner shall play (or permit to be played in his unit or on the Common Elements appurtenant to it) any musical instrument, phonograph, television, radio, or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants.

19. Nuisance. A Unit Owner Shall not permit anything to be done or kept in his Unit which will increase the insurance rates on his Unit, the Common Elements, or any portion of the Condominium, or obstruct or interfere with the rights of other Unit Owners of the Association. A Unit Owner shall not commit or permit any nuisance, immoral or illegal act in his Unit or the Condominium Elements or any portion of the Cove at Six Mile Cypress.

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20. Obstructions. The entranceways, passages, vestibules, lobbies, halls and similar portions of the Common Elements must be kept open and shall not be obstructed, littered, defaced or misused in any manner and shall be used only for ingress and egress to and from the Condominium Property. No carts, bicycles, carriages, chairs, tables or other objects shall be stored in these areas and rugs or mats must not be placed outside of doors in corridors.
21. Odors. No noxious or unusual odors shall be generated in such quantities that they permeate to other Units and become annoyances or become obnoxious to other Unit Owners. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.
22. Parking:
- (a) Boats and Commercial Vehicles. No boats, boat trailers, moving trucks, or trailers or commercial vehicles shall be permitted at or upon the Condominium Property, without the prior written consent of the Board of Directors.
 - (b) All vehicles parked on The Cove at Six Mile Cypress property must have a parking decal or a guest pass. Vehicles without a decal will be towed at the vehicle owner's expense. This includes unregistered vehicles without a parking decal parked in their assigned parking space. Each unit is entitled to register 1 vehicle per the number of bedrooms in each unit.
 - (c) Each two (2) bedroom condominium unit is assigned one (1) parking spot and each three (3) bedroom condominium unit is assigned two (2) parking spots. A (2) bedroom unit may keep not more than (2) vehicles on the property. A (3) bedroom unit may keep not more than (3) vehicles on the property. The guest pass is not to be used to keep one extra vehicle on the property on a full time basis. Guest passes are for temporary visiting guests.
 - (d) Guest Parking: All guest vehicles parked on The Cove at Six Mile Cypress property must display a guest pass facing outward, on the rear view mirror. Daytime service providers do not need to display a guest pass. Vehicles parking on common property without a guest pass are subject to immediate towing.
 - (e) Each Unit has already been provided one Guest Parking pass. If the pass is lost, stolen, or damaged beyond use then a replacement guest pass may be provided. The cost is \$50.00 and will be assessed against the unit.
 - (f) No parking in the grass/ No parking in the street/ No parking on the sidewalk/ motorized vehicles may not be chained to any structure.
 - (g) No inoperable or abandoned vehicles are allowed to be parked or stored on the property. Vehicles that are not current with their Florida tag or have flat tires will be towed.
 - (h) All vehicles must be parked with the front of the vehicle facing towards the parking curb.
 - (i) No vehicle maintenance or repairs are permitted on common property. This includes oil changes.
23. Pets. No other than the Owner of a Unit is permitted to keep any approved pets on the Condominium Property.
- (a) Unit Owners may maintain up to a maximum of one (1) household pet in a Unit, to be limited to a domestic dog weighing 50 pounds or less, or domestic cat, or caged bird, or one (1) fish tank not to exceed fifty-five (55) gallons, provided said pet is not kept, bred, or maintained for any commercial purpose.
 - (b) No Unit Owner may keep in or on the condominium Property any dangerous breed of dogs, including, but not limited to, pit bulls, Rottweiler's, etc.
 - (c) Unit Owners must immediately collect and clean-up any feces from pets upon the Condominium Property and place within trash container.
 - (d) Violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners and/or to require any pet to be permanently removed from the Condominium Property.

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- (e) The Unit Owner shall indemnify the Association and hold it harmless from and against any and all loss or liability or any kind or character whatsoever arising from or growing of having any animal in the Condominium. If a dog or any other animal becomes a nuisance and/or is obnoxious to other unit Owners by barking or otherwise, the Unit Owner thereof must cause the problem to be corrected; or, if it is not corrected, the Unit Owner, upon written notice by the Association, will be required to remove the animal from the Condominium.
- (f) Pets shall not be permitted to become a nuisance to Unit Owners or occupants of Units and are subject to removal from the Condominium at the discretion of the Board of Directors after a hearing is conducted in the same manner as hearings for fines.

24. Plumbing. Water closets and other plumbing shall not be used for any purpose other than for which they are constructed. The costs of any damage resulting from misuse shall be borne by the Unit Owner causing the damage.

25. Pool Rules: Failure to follow any pool rules posted is grounds for immediate removal from pool area.

- (a) All residents are limited to no more than two (2) guests to use the pool facilities with the resident and must be accompanied by the resident.
- (b) Children under the age of 16 must be accompanied by an adult. Children without supervision will be escorted out of the pool area.
- (c) No food/ No alcoholic beverages/ No glass.
- (d) No flotation devices, No rafts, No beach balls, No footballs, or other projectile water toys allowed. Floatation noodles and child floatation devices are permitted.
- (e) No running/ No diving/ No horse playing/ No rough play allowed
- (f) Pool hours are dawn to dusk

26. Responsibility for Deliveries. Unit Owners shall be liable for all damages to any of the Condominium Buildings caused by receiving deliveries, or moving or removing furniture or other articles to or from such Buildings. The Association shall have the right to charge any Unit Owner, prior to any interior construction to a Unit, or any delivery or removal or furnishings or bulk trash to or from that Owner's Unit, or a refundable deposit, in the amount to be determined by the Board in its sole and absolute discretion, which deposit shall be held, and which may be used, by the Association for any damage caused to the Common Elements of the Condominium or for payment or reimbursement of any bulk trash hauling or other associated expense. The Association shall refund the deposit within ten (10) days after the completion of construction of the interior of the Unit or after delivery or removal of any furnishings and/or bulk trash.

27. Roof. Unit Owners, their families, guests and tenants are not permitted on the roof of any of the Condominium Buildings for any purpose.

28. Rules and Regulations Enforcement. These Rules and Regulations will be enforced as follows:

- (a) Violations should be reported to the manager of the Association in writing, and not to the Board of Directors or officers of the Association.
- (b) Violations will be called to the attention of the violating Unit Owner by the manager.
- (c) Disagreements concerning violations will be presented to, and be judged by, the Board of Directors, which will take appropriate action.
- (d) Unit Owners are responsible for compliance by their family members, guests, invitees, employees and lessees with these rules and regulations.

29. Signs. No signs, advertisements, notices or lettering may be exhibited, displayed, inscribed, painted, or affixed in, or on any part of the Common Elements, (other than a notice to be placed on the bulletin board after approved by the Manager of the Board) or any part of a Unit so as to be visible outside the Unit.

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30. Solicitation. There shall be no solicitation by any person anywhere on the Condominium Property for any cause, charity, or any purpose whatever, unless specifically authorized by the Board of Directors.
31. Storage. Each Unit Owner's personal property must be stored within the Unit. No storage units are allowed on property.
32. Telephones. All residents must maintain telephone service at all times in their Unit and shall advise the Association of their telephone number.
33. Trash. All trash, garbage and refuse from the Units shall be deposited with care in garbage containers or trash compactors intended for that purpose only at such times and in such manner as the Association will direct. Garbage and other refuse shall be placed in sealed garbage bags only in designated trash compactors. Large furniture items, such as couches, beds, dressers, entertainment centers, tables, etc... are not to be placed inside any trash compactor or trash enclosure. If it doesn't fit in the compactor, do not leave it there. This obstructs routine trash pickups.
34. Use and Occupancy. All Units shall be used for residential purposes only. In no event shall occupancy exceed two (2) persons for each bedroom contained in a Unit including convertible portions of any Units. The Term "temporary occupancy" as used herein shall mean occupancy of the Unit not to exceed thirty (30) consecutive days. Under no circumstances may more than one (1) family reside in a Unit at one time. "Families" or words similar import used herein shall mean either a group of natural persons related to each other by blood or legally related to each other by marriage or adoption, or a group of not more than four (4) persons not so related who maintain a common household in a Unit.
35. Window and Door Coverings.
- (a) Curtains, drapes and other window or door coverings (including their lining) which face on exterior windows or glass doors of Units shall be white or off-white in color unless otherwise specifically approved by the Board of Directors.
 - (b) No aluminum foil may be placed in any window or glass door of a Unit, and no reflective substance may be placed on any glass in a Unit except as substance previously approved by the Board of Directors for energy conservation purposes.
36. Weight Limitations. No Unit Owner shall cause to be placed any weight on any portions of his Unit which shall interfere with the structural integrity of the buildings.

I have **read** each of the Rules & Regulations above and agree to abide by them while I reside in the Cove at Six Mile Cypress Condominium Association.

Applicant #1 Signature: _____

Applicant #2 Signature: _____

Applicant #3 Signature: _____

Applicant #4 Signature: _____

The Cove at Six Mile Cypress Condominium Association, Inc.

Please send all paperwork, payments, etc to:

Hayden & Associates
12650 Whitehall Drive
Fort Myers, FL 33907
Office: 239-489-4890 Fax: 239-489-4980
Email: frontdesk@hayden-associates.com

APPLICATION FOR APPROVAL TO PURCHASE IN THE COVE AT SIX MILE CYPRESS CONDOMINIUM ASSOCIATION, INC.

This notice of intent to purchase must be accompanied by eligible copy of photo identification of each applicant over the age of 18. Application fees must be submitted as follows: Cash or money order only, of \$100 payable to The Cove at Six Mile and mailed Hayden & Associates at the above address. Application fees are non-refundable. Please note:

- Use of unit is limited to single family residency
- Occupation of the unit is limited to Lessee/Purchaser and his/her immediate family listed below
- Unit is to be occupied by no more than two (2) persons per bedroom
- Owners Permitted One pet per household, 50lbs or less must be approved by the Association.
- **No Pets for Renters**
- Rental Leases require Association approval and renewal lease require approval as well.
- 2 Character References must be attached.

ADDRESS: _____ Bernwood Cove Loop # _____

I (we) hereby apply for approval to purchase address/unit in the Cove and for membership in the Association.

In order to facilitate consideration of this application, I (we) represent that the following information is factual and true, and agree that any falsification or misrepresentation of the facts in this application will justify its automatic rejection. I (we) consent to your further inquiry concerning this application, particularly of the references below.

Per the documents The Cove at Six Mile Cypress is awarded the opportunity to approve/deny purchases of units. The following is a list of criteria that will be used in this process. By initialing the boxes, you are restating you understand the requirements, you will adhere to them and you will provide the information requested.

An applicant will be denied if they have been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude. A NATIONAL criminal background check from criminalwatch.com will be required for EACH Occupant 18 and over named above. An application will not be considered complete without providing this information.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

1. Full name of applicant _____
D.O.B. _____ D. License# _____
2. Full name of spouse _____
3. Home Address _____
4. Phone _____ E-mail address _____
5. Citizen of U.S.? Self _____ Spouse _____
6. Nature of Business or Profession _____

If retired, former Company or Firm Name _____
7. Position held _____
8. Business Address _____
9. The documents of The Cove at Six Mile Cypress Association, Inc. provide an obligation of the unit Owner's that all units are for single family residence only. Please state name, relationship and age of all other persons who will be occupying the unit regularly.

NAME	RELATIONSHIP	AGE
_____	_____	_____
_____	_____	_____
_____	_____	_____

10. Three personal; References (local if possible):
- Name _____ Address _____
City/State _____ Zip _____ Phone _____
- Name _____ Address _____
City/State _____ Zip _____ Phone _____
- Name _____ Address _____
City/State _____ Zip _____ Phone _____

11. Person to be notified in case of emergency _____
_____ E-Mail _____
_____ Phone _____

12. Make of car _____ Year _____ Tag# _____ State _____

13. Mailing address for notices connected with this application:
Name _____ Address _____
City/State _____ Zip _____ Phone _____

E-Mail Address: _____

14. **Circle the number(s) that apply:** I am purchasing this unit with the intention to: (1) reside here on a Full-time basis; (2) reside here part-time; (3) lease the unit. **I (we) will provide the Association with a copy of our recorded deed within 10 days of closing.**

15. I am aware of, and agree to abide by the Declaration of The Cove at Six Mile Cypress Condominium Association, Inc. the Articles of Incorporation, By-Laws and any and all properly promulgated rules and regulations in effect within the terms of my (our) occupancy ownership. I acknowledge receipt of a copy of the Association rules.

16. I understand that I will need to contact the Association and make an appointment in order to receive my parking credentials. Vehicles are subject to being towed if a parking sticker or guest pass is not displayed on the vehicle.

17. I understand the seller is in possession of a guest parking pass and that I will collect the parking pass from the seller at closing. Only one guest parking pass is permitted per unit. If I do not receive a guest parking pass at closing I understand that I may attain a guest parking pass from the Association for a cost of \$50 that will be assessed against the condominium unit.

The Association office will advise the prospective purchaser within a 30 (thirty) day period from the date of receipt of this application, whether this application has been approved.

Dated _____ Applicant Signature _____

Applicant Signature _____

****A check for \$100.00, PER PERSON (Husband/Wife are considered one applicant) PAYABLE to THE COVE AT SIX MILE CYPRESS CONDOMINIUM ASSOCIATION, INC,** must accompany this application, for the purpose of defraying costs of checking references, directory updating, and other expenses related to the processing of this application.

APPLICATION APPROVED _____ DISAPPROVED _____

DATE _____

BY: _____
Officer, Director or Manager

Maintenance items to be aware of:

Insurance

All Unit Owners should maintain Insurance for your individual units. Many times owners fail to carry this coverage and face significant costs when leaks or damage occurs within a unit. Do not assume that because a leak occurs from another unit that the other unit must cover your costs for repair.

Water Leaks

The wax seal on the upstairs unit's toilets should be checked and/ or replaced. These seals wear out over time and will eventually start leaking to the downstairs unit. The upstairs unit owner will not notice the leak, but the downstairs unit will see signs of dripping in the ceiling.

The flapper in the toilet should be checked and changed on a regular basis to ensure it is not leaking. This can and will lead to higher water bills.

Shower Leaks

The upstairs master showers are prone to leaks as well. If a leak is discovered the only solution is to replace the shower pan which requires you to remove the tile flooring and properly replace the pan. We do not know how the buildings were originally constructed but there is a significant pattern with these leaking. Since our builder went bankrupt we have no recourse and this is the responsibility of the unit owner to fix if detected.

Kitchen Leaks

Common leaks include the lines under the sink and dish washers.

Water heaters

May leak and cause flooding Water heaters should be inspected and replaced if they are beginning to rust out internally.

Washer and Dryer hoses

Should be replaced every 5 years. The units are 10+ years old. Please check your hoses and replace if you notice significant rust on the attachments.

Mold

If you incur water intrusion you should contact your insurance company and file a claim. They will insure that your unit is properly treated.