

MOOSE HOLLOW HOMEOWNERS ASSOCIATION, INC.

Board of Directors Resolution No Burst Water Supply Lines

RECITALS

WHEREAS Section 6.1 of the Amended and Restated Declaration of CC&Rs of the Moose Hollow & Cascades at Moose Hollow Condominium Project (the “**Declaration**”) provides that each Owner has a duty to properly maintain any and all equipment, appliances, and fixtures located in his or her Unit; and

WHEREAS Section 6.1 of the Declaration also provides that each Owner must, at such Owner’s sole expense, maintain, repair and replace any and all parts, items and elements of his or her Unit, which includes all appliances located in such Unit.;

WHEREAS Section 6.1 of the Declaration also provides that each Unit must be maintained so as not to detract from or jeopardize the safety of the Moose Hollow/Cascades condominium project (the “**Project**”), including any other Units; and

WHEREAS the Moose Hollow Homeowners Association (“**Association**”) has a duty to manage and administer the entire Project for the mutual benefit and safety of all Owners and their Units; and

WHEREAS Subsection 57-8-3 of Utah Condominium Ownership Act grants the Moose Hollow Board of Directors (“**Board**”) the responsibility and authority to make and to enforce all reasonable requirements regarding operation and maintenance of the Project; and

WHEREAS Section 5.1 of the Declaration grants the Board the Association’s administrative, management, and enforcement authority to manage and administer the Project; and

WHEREAS the Board has learned that water lines connected to appliances (“**Appliance Water Lines**”) located in two Units located within the Project have recently ruptured, causing damage to those Units as well as adjacent Units and Common Improvements; and

WHEREAS the Board is concerned about the Association’s insurance coverage related to future water damage resulting from likely and foreseeable future Appliance Water Line ruptures; and

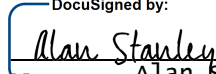
WHEREAS the Association has a clear duty to protect the Project against likely and foreseeable future Appliance Water Line ruptures;

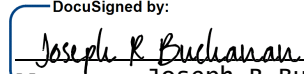
NOW, THEREFORE, be it resolved that:

1. The Board hereby requires that each Owner of every Unit located within the Project must install “no burst” water supply lines (“**No Burst Water Supply Lines**”) on:
 - a. each and every appliance that uses water and is located in such Owner’s Unit, including washing machines, dishwashers and any refrigerators that are equipped with an ice maker;
 - b. each and every sink and toilet located in such Owner’s Unit; and
 - c. any other appliance, equipment or fixture that uses water and is located in or serves such Owner’s Unit.
2. The Board will determine the required timeline/deadline for the Owners’ compliance with this Resolution (“**Compliance Deadline**”).
3. The Board will implement the process for verifying each Owner’s compliance with this Resolution (“**Compliance Process**”).
4. A copy of this Resolution shall be sent to all Owners at their last known mailing address, or via electronic mailing at the most recent electronic mail address on file with the Association.
5. The copy of this Resolution delivered to each Owner shall be accompanied by information regarding the Compliance Process as well as the Compliance Deadline.
6. This Resolution shall become effective immediately upon the date set forth below.

Dated this 22 day of April, 2021.

ATTEST:

DocuSigned by:

 Name: Alan Stanley
 Title: President

DocuSigned by:

 Name: Joseph R Buchanan
 Title: Secretary