


AMCA House Rule 2016 12 27 Unit Protection Assessment

The association has experienced costs, losses and cancellation of its insurance due to units freezing when owners abandon or otherwise neglect to keep utilities on or perform needed maintenance. The Executive Board, therefore, finds it necessary and proper for the governance and operation of the association hereby adopts the following rule:

If an owner abandons a unit and does not keep the utilities (heat, electricity) on or otherwise neglects to perform work or maintenance necessary to protect the unit and common areas affected by the unit the association may do whatever is necessary to gain access to the unit in order to perform any needed maintenance to assure that the utilities are turned on and appliances necessary to protect the unit and common areas are working.

It may be necessary for the association to pay costs to access the unit, to keep or turn on utilities and repair or replace appliances, including heating units, to protect the unit and common areas associated with it. The annual association budget will, therefore, contain a line item for unit costs assumed by the association to protect the unit and common areas when the unit owner fails to do so. All such costs shall be assessed against the unit and shall be added to the monthly assessment (dues) amount for the unit.

Unit Protection Assessment ADOPTED by the Board of Directors of American Meadows Condominium Association this 26th day of December 2016.



ESSIEN UKOIDEMABIA President American Meadows Condominium
Association