

JAMESTOWN OF INDIAN HARBOR BEACH CONDOMINIUM ASSOCIATION, INC.
A Florida Not for Profit Corporation

BOARD RESOLUTION
(Installation of Washers & Dryers)

Resolution No.: 23-4-4

WHEREAS, Jamestown of Indian Harbor Beach Homeowners Association, Inc. (“Association”) is the Florida not for profit corporation charged with the rights and duties associated with administering certain operations of the Jamestown Condominium community pursuant to the Association’s governing documents;

WHEREAS, Article VII, Section A, of the Declaration, in pertinent part, provides that, no “Unit Owner shall make any structural addition, structural partition or wall change or structural alteration or improvement in or to his Unit without prior written consent of the Board”;

WHEREAS, the installation of a clothes washer and/or clothes dryer (“Appliances”) in a Unit, which involves opening new holes in the common element to vent or add additional plumbing fixtures to the Unit to accommodate said Appliances, are both “material alterations” to common element that are less than \$25,000 and would require the approval of the Board prior to installation pursuant to Article VII, Section B(2), of the Declaration;

WHEREAS, it has come to the Board’s attention that, for many years now, owners have been installing these Appliances in their Units without the approval of the Board as is required under the Association’s Declaration;

WHEREAS, the Board would like to formally adopt the following policy and procedure with regard to, (1) the installation of a these Appliances in a Unit, and (2) the enforcement of the covenants within the Declaration applicable to the material alteration of Association common area;

THEREFORE, in consideration of the above and after significant due diligence to consider the matter, it is hereby resolved as follows:

1. Effective APRIL 4, 2023, owner applications for the installation of a new clothes washer and/or clothes dryer will be denied where the installation calls for access through Association common area to either run water to and drain the washing machine or to properly vent the dryer.
2. Current owners who have a such Appliances installed in their Unit shall notify the Association so that the Appliances may be inspected to ensure proper and safe installation of same.
3. All owners who currently have either of these Appliances installed in their Unit will not have to remove said Appliances unless it is subsequently determined that such Appliances are improperly installed and present a potential hazard to person or property and/or are a violation of local or state building codes.

4. All owners who have such Appliances will have thirty (30) days from the date of this resolution to notify the Association so that said Appliances may be inspected for proper installation.
5. If it is determined that either of the Appliances are not installed correctly, the owner will be notified and will need to select one of the following two options:
 - a. A licensed and insured vendor will be selected by the Association to correctly install the Appliance. A date and time will be coordinated with the owner for the vendor to perform the work. Where proper installation requires the modification of common area, e.g., venting a dryer to the unit exterior, the Association reserves the right to select the vendor to install the modification. The owner will be liable for the expense associated with the installation work performed by the vendor pursuant to Article X, Section G, of the Declaration.
 - b. Said improperly installed Appliance must be immediately removed from the owner's Unit and the affected Unit area and common element must be returned to its pre-installment condition.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a duly noticed meeting of the Board of Directors of the Association, where a quorum was present, which meeting was called for such specific purpose and held in accordance with the current Bylaws and Articles of Incorporation of the Association and in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, this Resolution has been executed this 4th day of APRIL, 2023.

Jamestown of Indian Harbor Beach Homeowners
Association, Inc.,

By: Daniel M Klein

Its: PRESIDENT