

# *The Legends at Grove City Condominium Association*

*Property Control Policy*

*P-04*

## *Policy on Grinder Pumps*

*Drafted: January 17, 2024*

*Adopted:*

*Revised:*

## *Policy on Grinder Pumps*

The Executive Board has determined that grinder pumps are an essential element in all units and if not in proper working order, the situation represents a health and safety issue for occupants. Therefore, all grinder pumps in The Legends will be repaired and/or replaced by the Association with funds from the Common Reserve fund.

In the event a grinder pump is in need of service, the unit owner will call the vendor designated by the Executive Board for the grinder pump installed in their unit. The vendor will bill the association for the repair or replacement of the grinder pump.

If it is determined by the Executive Board that the service was necessary by an act, neglect or carelessness or the act, neglect or carelessness of his tenants, guests, invitees or licensees, the unit owner will be billed for the cost of the service.

## *Legal Document References*

**Public Offering:** No Reference

**Declaration of Condominium:**

In addition, the Association may provide for Association maintenance of Unit components where such items involve matters of concern related to the general health, safety and welfare of the occupants of the Building in which the Unit is located and may promulgate guidelines governing the division of maintenance and repair responsibilities between the Unit Owners and the Association.

**By-Laws:**

ADDITIONAL LIABILITY. Each Unit Owner shall be liable for the expense of all maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or the act, neglect or carelessness of his tenants, guests, invitees or licensees, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Executive Board. Such liability shall include any increase in casualty insurance premiums occasioned by improper use, misuse, occupancy or abandonment of any Unit or its appurtenances. Nothing contained herein, however shall be construed as modifying any waiver by any insurance company of its rights of subrogation.

**PA Code:** No Reference

**Rules & Regulations:** No Reference