



1350 Main Street, Suite 1410 • Springfield, MA 01103 • Telephone (413) 732-2158 • Fax (413) 781-2100

Memorandum

To: All Unit Owners

From: Board of Manager

Date: July, 2021

Re: Domestic Water Policy

Please be advised that, the Board has adopted the following Policy related to the application of Domestic water issues arising from owner property.

If a Unit Owner has a water issue that is related to their property, the association has no liability to that unit. Some examples of property are, but not limited to, water heaters, furnaces, sinks, pipes, showers, toilets, dishwashers, sump pumps, washers, refrigerators, and water lines.

The Association is responsible for the main water and waste line from the exterior of the building and original outside faucets if a unit has one. The Association, in its sole discretion, determines this is the best way to protect the Condominium Association priority lien set out under M.G.L. 183A, as amended, or false insurance claims against the Association.

This Memorandum shall further serve as a reminder of the procedures in place, more specifically, the association has no psychical control or ability for maintenance of any of the afore mentioned property. Therefore, the association will not pay or reimburse any owner for damaged or failed systems. The Association recommends that owner carry homeowner's insurance for these items and for a water incident.

As we all know, condominium common charges are the only source of funds with which to maintain the condominium community at Corey Colonial. For this reason, it is imperative that each unit owner obtains Homeowners insurance for their individual property.

Board of Managers