



**Board Policy Statement
Winterization Resolution and Access to Unit**

WHEREAS, and in accordance with the Master Deed and Bylaws of the **Turnberry Village Condominium Association**, the Board of Directors is authorized and empowered to govern the affairs of the Association, and the Association is authorized to adopt and enforce reasonable rules and regulations in the interests of the Community, pursuant to **Article VI, Section 9 of Exhibit A**, Bylaws of the Association; and

WHEREAS, the probability for failure of water source plumbing within an unoccupied unit during the winter months is likely, and such a failure may cause subsequent and severe damage to surrounding units and common elements,

WHEREAS, the electrical and water shutoffs for the irrigation system reside inside or outside of the units and are needed to run the irrigation system, and the control for water provision to all units in each building resides in the unit of a single co-owner in each building,

WHEREAS, that it is intended that this policy be applicable to all Turnberry Village Condominium Association vacated units and shall remain in effect until changed or rescinded by a majority of the Board of Directors...

BE IT, THEREFORE, RESOLVED THAT the following policy regarding the access and winterization of vacated units shall be adopted by the Board of Directors:

1. From each October 1st through April 15th of the following year, all vacated units within the community shall be winterized.
2. Each unit must keep the electricity turned on for all units inhabited or vacant to ensure lighting may be activated.
3. The Co-owners that must allow the Association access to their units to ensure water is kept working for all units in each building and the irrigation system is receiving water and electricity are 3053, 3071, 3089 and 3115 Ailsa Craig Drive and 3059, 3078, 3081, 3099, 3084, 3115, 3110, 3121, 3153 Village Circle.
4. All Co-owners and Tenants must allow the Association access to their unit to address the turning on or off of water for the irrigation system and/or to repair the aperture needed to activate the irrigation system. The Association or its duly authorized agents shall have access to each Unit and any Limited Common Elements from time to time, during reasonable working hours, upon notice to the Co-owner, as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association its agents shall also have access to each Unit and any Limited Common Elements without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit or to protect the safety and/or welfare of the unit.

Board Approved on: September 15, 2008

Revised by the board on: February 11, 2020

Policy Effective Immediately

Mailed to all Co-owners on: Included in the 2021 Budget Mailing