



November 6, 2019

Re: Water Leak Prevention

Dear Crystal Tower Owners,

It is required that you all take measures to protect both yourself and the Association by ensuring each individual unit meets water protection requirements.

These requirements include having braided stainless steel supply lines (or better) on washing machines, kitchen sinks, water/ice makers, dishwashers, bathroom sinks and toilets. In addition to the supply lines, hot water heaters should be visually inspected regularly to ensure no issues exist, tub drains should be checked to ensure they are properly sealed and HVAC condensate lines should remain clear and properly secured to the main drain line. It is also your responsibility to ensure that the internal fill line on your washing machine and the dispenser valve on refrigerators are properly maintained by cleaning the fill lines and replacing dispenser valves when necessary.

The start of the water leak prevention initiative began in 2017. Braided stainless steel supply lines are recommended to be replaced every **five (5)** years, and at that time, you are asked to make sure all of the items mentioned above are checked and replaced if necessary. In order to keep the initiative on schedule, 2021 will be the next inspection time to make sure your unit remains compliant.

The Association has taken the stance that it will pay for water remediation and for repairs to any condo, if the water leak is not caused by negligence. Please note however, the Association will not pay for loss of rent. In certain events, our insurance policy will cover these costs, less our deductible.

The Board of Directors would like to thank you for your attention to these matters. The more diligent you are regarding this maintenance, the less money and time will be needed to address damage from water leak issues, and allows you all to spend more time enjoying your Crystal Tower investment. Should you have any questions, please contact Property Manager Jay Kee at 251.968.5324 or jkee@youngssuncoast.com.

Regards,

Crystal Tower Board of Directors