

IRRIGATION POLICY

OVERVIEW

The Condominium Corporation's policy is to maintain a consistent, attractive visual appearance in the condominium complex. As a consequence, the Condominium Corporation pays almost all of the costs associated with the irrigation system; unit owners only pay for abnormal repair costs.

The Board holds decision making responsibility for all policy matters and may, or may not, delegate this responsibility to the Property Manager or to a Committee of the Board as it sees fit. With respect to the Irrigation Policy, the Board of Directors has specified that the Property Manager is the focal point for administrative matters.

BACKGROUND

The irrigation systems are managed by a centralized control panel with numerous valves installed throughout the complex. Water, opening, closing and routine repairs to most of the system are an expense of the Condominium Corporation.

COSTS OF SPECIAL REPAIR AND MAINTENANCE

A unit owner is responsible for the cost of

- adjusting the irrigation system as a result of new landscape plantings made by the unit owner,
- adjusting the irrigation system as needed due to the growth of plants which are not maintained by the Condominium Corporation,
- undertaking non-routine repairs to the irrigation system (such as repairing an irrigation line severed while the unit owner was digging in the garden) and
- a service call made at the insistence of an owner outside of the scheduled date and time (excluding emergency repairs, such as a significant water leak)

To minimize costs to the Condominium Corporation, requests for service must be placed with the irrigation contractor with a flexible service date and time so that requests for service can be grouped with requests for service from other unit owners.

In the event of a conflict between Policies, the Declaration, the Bylaws and the Rules, conflicts are resolved in the following order

- the Declaration
- the Bylaws
- the Rules
- Policies