

Proposed Health & Welfare Rule Changes

All Condo Units to Maintain Electric Service and Operation of AirConditioning Units At All Times.

Unit Owners Responsibility to Hire Licensed and Insured Contractors working Within Their Units.

Unit Owners Responsibility to Obtain Homeowners insurance with proper Liability Coverage when doing D.I.Y Repairs and Renovations.

Unit Owners Responsibility to replace water heaters within a specified time period.

As a health and safety requirement regarding prevention of Mold, Mildew and Vermin, It is required that every Condo Unit Owner Maintain continuous and uninterrupted electric utility service and maintain a continually operating Air Conditioning Unit within their Condominium Unit. This requirement applies to all Residential or Commercial units occupied or vacant. Additionally, units and garages shall not be used for the storage of hazardous materials or the accumulation of refuse and waste that is not in compliance with local public health laws and city ordinances.

When Contracting for Repairs or Renovations, Bellair Condo Unit and Garage Owners (including their representatives or agents) shall hire only Contractors that are properly licensed and insured in the State of Florida. It is expected that all work will be performed in compliance with local building codes. All Window, Garage Door and Screen Door replacement shall also conform to uniform standard style and color.

Unit and Garage Owners making 'Do It Yourself' repairs or renovations shall also make such repairs and renovations according to local building codes and condominium rules. Additionally, Unit Owners shall provide management with proof of valid and current Homeowners Insurance that includes liability coverage prior to the commencement of D.I.Y. projects.

Unit owner's responsibility to replace water heaters within a specified time period.

All unit owners shall replace existing hot water heaters every ten (10) years from installation date. This is the maximum industry standard for water heaters safe and useful life. As of the effective date of this rule, all water heater installations shall include a water shut off "ball-valve." Within sixty (60) days, all owners shall ascertain a hot water heater installation date and report same to the condo manager. Owner will thereafter be notified should their water heater reach its ten (10) useful life along with damage liabilities and fines should the owner fail to replace said outdated heater within sixty (60) days of said notice.