

PLUMWOOD TERRACE CONDOMINIUMS

Balcony Water Damage Notice

Date _____

To: _____

The Problem: The Owner in the home directly below yours has notified the Board of Directors that water has leaked down from your balcony on to their balcony or patio resulting in damage to the building and or personal property.

The Board of Directors is enforcing the following Declaration by notifying you that the water leak repairs to your balcony must be made within 30 days upon receipt of this Notice.

If the repairs to the Balcony that prevent water damage the balcony below have not been made with the 30 days, then the association will have the work completed by a contractor of their choice and the costs will be assessed back to you.

The Policy:

ARTICLE IV.

DESCRIPTION OF APARTMENT BUILDINGS

AND IDENTIFICATION OF UNITS

AND COMMON ELEMENTS

B.
(X)

The balconies appurtenant to each unit are Limited Common Elements appurtenant to each of the units as shown and are reserved for the use of the unit appurtenant thereto, to the exclusion of the other units, and there shall pass with a unit, as appurtenant thereto, the exclusive right to use the Limited Common Elements so appurtenant. The maintenance and repair of the balconies shall be performed by the association and the costs of such maintenance and repair of the balconies shall be assessed against the individual unit that such balcony is appurtenant to.

The Board of Directors will allow you to select a contractor of your choice to make the repairs. You will be responsible for the workmanship and quality of the repairs. The following contractors have performed carpentry services for the Association in the past.

Storms and Company
Heartwood Construction

Frank (515) 778-2062
Bill (515) 681-5772

The Board of Directors and Property Management of Iowa LLC does not warrant or guarantee the work of contractors and recommends that you obtain references and a contract for services including a firm price from any contractor you decide to hire.

If you have additional questions, Please contact Property Management of Iowa LLC at 963-1717.