

Dear Homeowners:

As we are all painfully aware we had three flooding incidents in the Main Building recently. We are all concerned about the operation of the fire sprinkler system.

The Board contacted Simplex Grinnell who maintains the fire sprinkler system at 3 Chisolm and was told that all three accidents were caused by human error and not a malfunction of the fire sprinkler system. We were advised that the fire sprinkler system had a number of years left in useful life.

As a result of these accidents, the Board has taken some action to hopefully prevent such accidents in the future. We would also like to remind each homeowner of certain actions the Board has already taken:

- i) Only licensed and insured contractors are permitted to perform work at 3 Chisolm if the construction exceeds \$500 in cost. All such contractors are to prepare and submit to Mr. Knisley the form that the Board has approved showing their current license and insurance information.
- ii) In particular, no contractor shall work on any utility (water, gas, fire, or electrical) line prior to obtaining the approval of the Board.
- iii) Each homeowner that employs such contractors is individually responsible for any damage that occurs to common areas or other homeowners.
- iv) Not less than 24 hours prior to commencing work on any project that is in the vicinity of sprinkler fire lines, the contractor and/or the homeowner shall notify Mr. Knisley, the property manager, who shall notify Simplex Grinnell of the construction work being done. Simplex Grinnell shall take whatever proactive measures are necessary to protect the building from any human error involving the sprinkler fire lines.
- iv) Prior to working on any utility line involving water, the shut off valve in the individual unit where work is being performed shall be closed.
- v) All time incurred by Mr. Knisley in administering these rules or supervising any cleanup in the event of an accident will be billed to the individual homeowner at the rate of \$80 per hour.
- vi) No contractor is to use the elevator to transport materials, supplies or tools.
- vii) No contractor shall be permitted on the roof without prior notice to Mr. Knisley who will accompany the contractor while the contractor is on the

roof. All charges incurred for Mr. Knisley's time will be billed to the individual homeowner.

The Board hopes that these reasonable rules will be prevent any accidents from happening in the future.

Sincerely,

The Board of Directors