

By-Law Information for May

Allowing Management and Contractors Entry to Units

With the buildings and plumbing ageing and the replacement of water heaters and other apparatus that is for one unit. Owners need to be aware that leaks can occur that affect other units or Common Areas. These can include but not be limited to O-Ring failures under toilets, leaky valves, faulty water heaters, leaking washing machines. Look for the area in the By-Laws titled **Right of Access** it states:

All Unit Owners hereby grant a right of access to their Units to the managing agent and/or such other persons as may be authorized by the Board of Directors or the managing agent for the purpose of making inspections and for the purpose of performing installations, alterations or repairs to the mechanical and electrical service and other Common Elements in their Units or elsewhere in the Condominium, and to correct and condition which violates the provisions of the Declaration, Bylaws, Rules, or any mortgage covering a Unit provided that requests for entry are made in advance and that such entry is at a time reasonably convenient to the Unit Owner. In case of an emergency such right of entry shall be immediate, whether the Unit Owner is present at the time or not.

Please let all renters know of this bylaw, as this could affect their enjoyment of our wonderful community. Also note that if you are the upper unit, you will be responsible for the damages in the unit below, you should be carrying an insurance policy which can cover \$10,000 in damages per Maryland state law. If you have any questions please contact the management office at colonnade@abarisrealty.com or the board of directors at board@kentlandcca.com