

Shore Mariner Condo Association Policy Regarding Water Leak Remediation for Owners

Florida Statute 718.111(11)(f) generally defines the respective responsibilities between the condo unit owner and the condominium association:

The association is responsible for ALL common elements in the condominium with the EXCEPTION of the following unit owner responsibilities within the unit: personal belongings, furnishings, window treatments, wall coverings, wall and ceiling coverings, water heaters, fixtures and cabinets.

Owners are responsible for the repair and replacement of any pipes located within the boundaries of a unit and servicing only that unit.

Once a leak is discovered:

Step 1 – Locate the water leak and shut off the water at the source if possible.

Whether the leak and/or damage seems isolated to your unit or if the leak appears to be coming from or affecting common areas or other units contact management and the Association's preferred plumbing partner: Jenny Kidd Ameritech @ 727—726-8000 ext 247

RG's Plumbing @ 727-525-3368

(The Association's plumber is to address all leaks in the building to ensure that only the necessary work is performed, and the correct allocation of expenses is made.)

In the event RG's Plumbing is unavailable in an emergency, other plumbing vendors known here: Formula Plus Plumbing @ 727- 623-6278 and Denny's Plumbing @ 727-530-1391

Step 2 – Notify your home owners' insurance to and inquire if the loss is an insurable event under your policy.

You as a unit owner, may need to open a claim on your owners policy.

In some cases leaks between owner units may need to be negotiated between owners.

Step 3 – Document and take photos of any damage.

THE SHORE MARINER BOARD OF DIRECTORS STRONGLY ENCOURAGE OWNERS TO:

- 1) Keep your plumbing maintained and in good condition.
- 2) Replace old plumbing when remodeling or replacing old fixtures.
- 3) Turn off all water in the unit when leaving for more than a few days.
- 3) Arrange to have your unit checked every 2-3 weeks (or whatever your policy states) during long absences and document.
- 5) Keep home owners insurance up to date. It is very important for condo unit owners to maintain their own insurance policy, separate and in addition to the condo's insurance coverage.