

COUNCIL OF UNIT OWNERS OF BRISTOL GREEN CONDOMINIUM, INC.

**RULES AND REGULATIONS REGARDING
HOT WATER HEATERS**

WHEREAS, pursuant to Section 11-109(d)(2) of the Maryland Condominium Act and Article II, Section 2.4.10(b)(xiii) of the Bylaws, the Board of Directors is empowered to adopt rules and regulations;

WHEREAS, pursuant to Article III, Section 3.2.4(c) of the Declaration, hot water heaters that serve Units are part of the Units;

WHEREAS, pursuant to Article VI, Section 6.4.1(a) & (b) of the Declaration, Unit Owners must maintain, repair, and replace their Units, including, but not limited to their hot water heaters;

WHEREAS, pursuant to Article VI, Section 6.4.1(d) of the Declaration, Unit Owners must maintain, repair, and replace at their expense any portion of their Unit which may cause injury or damage to any other Unit or the Common Elements;

WHEREAS, pursuant to Article VI, Section 6.5(c) of the Bylaws, Unit Owners must not do or maintain anything in their Unit which may result in the increase of the rate of the Council's insurance or cancellation thereof;

WHEREAS, the Board of Directors desires to establish rules and regulations for the maintenance and replacement of hot water heaters in order to promote and ensure the proper maintenance of the Units, protect the Condominium and the Unit, and mitigate against increases in insurance premiums and the consequences of the shifted responsibility to pay deductibles under Section 11-114 of the Maryland Condominium Act; and

WHEREAS, in connection with its contemplation of said rules and regulations, the Board of Directors conferred with industry professionals regarding the property maintenance and replacement of hot water heaters.

NOW THEREFORE, BE IT RESOLVED, that the following rules and regulations for hot water heaters for Bristol Green Condominium are duly adopted pursuant to the provisions of Section 11-111 of the Maryland Condominium Act and Article VIII of the Bylaws.

1. By December 31, 2025, a Unit Owner shall flush their hot water heater tank. Thereafter, a Unit Owner shall flush their hot water heater tank at least once per calendar year. Upon completion of the annual maintenance requirement, a Unit Owner shall certify in writing to the managing agent of the Condominium their compliance with this requirement.

2. By December 31, 2025, a Unit Owner shall determine (i) the date their hot water heater was manufactured, (ii) its serial number, and (iii) report and certify in writing such information to the Condominium's managing agent.
3. Effective January 1, 2026, a Unit Owner shall replace their hot water heater and its related hoses and connections within ten (10) years of the date of its manufacture and within fifteen (15) days of its installation provide a receipt that confirms the purchase and installation thereof to the Condominium's managing agent. Thereafter, a Unit Owner shall replace their hot water heater and its related hoses and connections by the tenth annual anniversary of the new hot water heater and within fifteen (15) days of its installation provide a receipt that confirms the purchase and installation thereof to the Condominium's managing agent.
4. The replacement hot water heater and related hoses and connections must be new, be installed by a qualified licensed plumber, and be installed pursuant to all applicable codes, ordinances, and laws. All required permits shall be obtained before replacement of the hot water heater commences, and a copy of the required permit(s) shall be provided to the Condominium's managing agent prior to the commencement of the replacement.
5. Effective January 1, 2026, the Condominium's managing agent shall maintain a list of each Unit Owner and the age of their hot water heater. At least sixty (60) days prior to the tenth annual anniversary of the hot water heater's manufacture or date of installation, the managing agent shall send written notice reminding the Unit Owner of the requirement to replace their hot water heater and related hoses and connections by the deadline established in these rules and regulations. The failure of the managing agent to send the aforementioned notice or a Unit Owner's failure to receive such notice shall not relieve the Unit Owner of their obligation to timely replace their hot water heater and related hoses and connections.
6. Failure to comply with these rules and regulations may result in the imposition of a fine or other sanction, as determined by the Board of Directors, after the Board of Directors satisfies the applicable requirements of the Bylaws and Section 11-113 of the Maryland Condominium Act. The Board of Directors may also utilize any other remedy afforded to it to obtain compliance with the requirements of these rules and regulations, including but not limited to invoking the right of entry afforded to the Council pursuant to the Condominium's governing documents and Section 11-125(e) of the Maryland Condominium Act.
7. These rules and regulations do not apply to tankless water heaters. Notwithstanding, each Unit Owner are responsible to maintain, repair, and replace their tankless water heaters and must do so in accordance with industry standards.

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**WITNESS, THE AFOREMENTIONED RULES AND REGULATIONS FOR HOT
WATER HEATERS BEING THE ACT OF THE BOARD OF DIRECTORS OF THE
COUNCIL OF UNIT OWNERS OF BRISTOL GREEN CONDOMINIUM, INC.**

Duly adopted in accordance with Section 11-111 of the Maryland Condominium Act and
Article VIII of the Bylaws on this 2, day of October, 2025.

Name: Dexter L. Nave

Name: _____

Name: Bonnie A. Sobolewski

Name: _____

Name: _____