

# RIVER MILL CONDOMINIUM

## CLARIFICATION ON RESPONSIBILITIES WATER LEAKS

In an effort to clarify the responsibilities of unit owners and the association with regard to water damage to a unit, we asked the association's attorney to clarify some points for us. Please review this information and refer to it if you have questions regarding plumbing issues with your unit.

- **Everyone repairs what's theirs, unless you cause damage during the course of your repair.** For example, if you have a plumbing leak with a pipe that is the owner's responsibility to maintain and you must access that pipe through another unit to make the repair. You would be responsible to repair any drywall damage you caused while making your repair.
- If a plumbing repair is made that has caused damage to another unit, but the repair is made without entering through the other unit, then the Unit Owner has no obligation to repair the damage to the other unit's ceiling or walls unless there is negligence involved.
- Subsequent damage to a unit from water coming from another unit would be the responsibility of the unit owner to repair unless the damage was created as a result of making the repair, ie floors, carpet, walls.
- Roof Repairs -- The same explanation for the pipe leak applies to the roof leak. If the Association has to go through the drywall ceiling to perform the repair, then the Association has to restore the ceiling. If not, then the unit owner is responsible for the repair of the drywall ceiling that is part of their unit, unless the Association was negligent.