



Shadowood Condominium Association  
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## SHADOWOOD CONDOMINIUM ASSOCIATION

### POLICY RESOLUTION 2008-01 APPLIANCES AND FIXTURES

**WHEREAS**, Shadowood Condominium Association member Unit Owners, by the acceptance of their deeds, agree to abide by the governing documents of the Shadowood Condominium Association and any Policy Resolutions and Rules and Regulations promulgated by its Board of Directors; and

**WHEREAS**, each unit was originally conveyed by the developer containing one each: electric dishwasher, range, refrigerator, garbage disposer, clothes washer and dryer, hereinafter referred to as "major appliances," and one each kitchen sink, bathtub, shower stall and two each bathroom sinks and commodes, hereinafter referred to as "fixtures"; and

**WHEREAS**, removal without replacement of the major appliances or the fixtures would affect the Property in its entirety or that of another unit owner; and

**WHEREAS**, each Unit Owner must perform promptly all maintenance and repair work within his own unit, and shall not make structural modifications or alterations in his unit or installations located therein without prior permission of the Board of Directors; and

**WHEREAS**, the Master Insurance policy provides coverage in the event of loss, according to the terms of the policy, and the administrative policy of the Association, to the major appliances and fixtures,

**NOW THEREFORE BE IT RESOLVED**, that each Unit Owner is required to keep within his unit the major appliances and fixtures at all times. And, further, each Unit Owner shall maintain them in a safe condition and in good working order at all times, and shall be solely liable for any costs or damages his failure to do so may engender. In the event it becomes necessary or desirable to replace any of the major appliances or fixtures the replacement must be of at least equal value to the originally conveyed appliance or fixture, and must be installed by a licensed electrician or plumber, or contractor competent to perform the work.

The appliance or fixture being replaced by the Unit Owner must be immediately removed from the Property of the Association at the sole expense of the Unit Owner of the unit from which it was removed for the safety of the entire community. Failure by any Unit Owner to remove from the Property and/or properly dispose of or recycle the fixtures and appliances being removed will subject that Unit Owner to administrative fees in effect at the time the failure occurs, hearings and penalties that may be allowed at law and by the Association's governing documents and any other remedies available to the Association.



This Policy Resolution 2008-01 supersedes in its entirety Policy Resolution 2005-05 and is effective 30 days after adoption.

SHADOWOOD CONDOMINIUM ASSOCIATION

BY: \_\_\_\_\_  
Brian Olivia, President  
Board of Directors

I hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of the Shadowood Condominium Association this 21<sup>st</sup> day of June 2008, and will become effective 30 days from the date attested hereto.

ATTEST:

\_\_\_\_\_  
Michael Santos, Secretary

NOT FOR RESALE DISCLOSURE PURPOSES

SHADOWOOD CONDOMINIUM ASSOCIATION

RESOLUTION ACTION SHEET

Resolution Type: Policy No. 2008-01

Pertaining to: Appliances and Fixtures

Duly adopted at a meeting of the Board of Directors held on November 22, 2008

Motion by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote:	YES	NO	ABSTAIN	ABSENT
Brian Olivia President	_____	_____	_____	_____
Rodgerick Newhouse Vice President	_____	_____	_____	_____
Michael Santos Director	_____	_____	_____	_____
Christina Richards Director	_____	_____	_____	_____
James Purvis Director	_____	_____	_____	_____

ATTEST:

\_\_\_\_\_  
Michael Santos, Secretary

File:

Book of Minutes - 2008

Book of Resolutions:	Book No.	Page No.
Policy	1	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: December 22, 2008.