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SKYEHILL TOWNHOMES ASSOCIATION

POLICY ON ICE DAMS:

The Board of Directors of the Skyehill Townhomes Association hereby adopts the follow as its policy on dealing with Ice Dams:

WHEREAS, research has shown that the root cause of ice dams is heat loss from the living space into attic spaces and lack of ventilation to dissipate this heat. Temperature fluctuations (freeze/thaw freeze/thaw cycles) exacerbate the formation of ice dams and the possibility of water backup into the living spaces, and

WHEREAS, damage caused by such leaks may be an insurable event covered by the Associations insurance policy and subject to the deductible which is assessed to the affected unit Owner, and

WHEREAS, inadequate attic insulation and ventilation may be a significant factor in the occurrence of ice dams at Skyehill, which is a homeowner responsibility in accordance with Minnesota statutes relating to Townhomes and with Association governing documents, and

WHEREAS, it is the intent and desire of the Board of Directors to take reasonable steps to prevent the formation of ice dams and to mitigate resulting property damage from them,

NOW THEREFORE BE IT RESOLVED, that the Board of Directors recommends to all homeowners with ice dam concerns, that they engage a qualified contractor to assess and remedy insulation and ventilation issues directly affecting their units, and

BE IT FURTHER RESOLVED, that homeowners shall report ice dam concerns or water leakage to the Association (Management Company) and shall not attempt to clear snow & ice from Association roofs, and that the Board of Directors may at its discretion issue work orders to alleviate ice dams to the best of its ability to reduce the risk of damage to buildings, and

BE IT FINALLY RESOLVED, that this policy shall be effective upon approval by the Skyehill Townhomes Association Board of Directors at its meeting on May 11, 2011.