



**THE POINTE
COMMUNITY ASSOCIATION**

**Pointe Community Policy
Water Leaks - Pipe Repairs**

1. Evidence of a leak within the residence lines (HBAs def. 1.16) is to be investigated by the homeowner, immediately upon the leak being observed by, or reported to, the homeowner. It is the homeowners' responsibility to expose the source of the leak for determination of responsibility to repair.
2. If the leak is in the service line (3/4" pipe) that comes to the residence from the main water line (2" pipe) the homeowner is responsible for the repair of the leak (HBAs' sec. 6.1). If the leak is in the main water line or the coupling to the service line the Association, after physical inspection and verification, shall repair the main line (HBAs sec. 6.3). If the homeowner believes the leak is the Association's responsibility the homeowner must call the management company for an inspection, before any corrective expense is incurred.
The Association will not reimburse homeowner incurred expense without an inspection PRIOR to any repair. If the repair is the Association's responsibility an approved plumbing contractor will be dispatched by the management company.
3. If it is determined by the management company and the Board of Directors that the damage to the main water line was caused by vegetation on homeowners' property, homeowners' negligence or action in digging to expose the leak the Association shall not be responsible for the expense to repair the main water line.
4. If a homeowner anticipates that major structural demolition to sidewalks, driveways or roads will have to be done to find the source of a water leak they must first notify the property manager and coordinate any such activity with the management company.
5. This policy has been approved by the Board of Directors and is in effect beginning November 19, 2009.