

CENTURY PLAZA HOTEL RESIDENCES ASSOCIATION WATER INTRUSION AND MOLD POLICY/INFORMATION

The Century Plaza Hotel Residences Association has created the following information and hereby imposes the following requirements relating to water intrusion and any damage resulting therefrom, including mold and mildew within Property, Lots and Units at the Project.

The Federal Environmental Protection Agency guidelines specifically state that there is no practical way to eliminate all mold and mold spores in the indoor environment. Mold is found everywhere. The way to control indoor mold and mildew growth is to control moisture. As a result, each Owner must take precautions to prevent the growth of mold in the Lot or Unit.

Preventative measures include, but are not limited to, the following: (1) regular cleaning of the Unit; (2) frequent checking for accumulated moisture in corners and unventilated areas; (3) running fans, dehumidifiers and air conditioners to reduce indoor humidity, especially in kitchens and bathrooms; (4) stopping the source of any leak or flooding; (5) removing excess water with mops or a wet vacuum; (6) moving wet items to a dry place; (7) regularly cleaning and disinfecting indoor and outdoor surfaces; (8) having major appliances, such as furnaces, heat pumps, central air conditioners, ventilation systems and furnace-attached humidifiers, inspected, cleaned and serviced regularly by a qualified professional; and (9) cleaning the refrigerator, air conditioner and dehumidifier drip pans and filters regularly and ensuring that refrigerator and freezer doors seal properly. Further, Owners must eliminate any potential source of moisture that would breed the growth of mold or mildew. For example, all sinks, bathtubs, toilets and related drips or overflows must be emptied, cleaned and affected areas dried within 24 to 48 hours.

NOTE: It is the Lot or Unit Owner's responsibility to monitor the Lot or Unit on a continual basis for excessive moisture, water, mold and mildew accumulation, to prevent such conditions, and to address immediately such conditions should they occur. The Century Plaza Hotel Residences Association will only be responsible for water damage if the water emanates from an area that is under the Century Plaza Hotel Residences Association's control and/or is maintained by the Century Plaza Hotel Residences Association, provided that proper and timely notice is provided to the Century Plaza Hotel Residences Association pursuant to this policy. For example, the Century Plaza Hotel Residences Association generally will be responsible for moisture-related damage if it emanates from a leak from a roof, Property window leaks, and plumbing in the Property walls, sink or toilet backups that are a result of blockage in an Property pipe that is the Century Plaza Hotel Residences Association's responsibility to maintain, and Property planter boxes. The Century Plaza Hotel Residences Association will not be responsible for water or moisture damage caused by a leaking or dripping plumbing fixture or appliance (including a shower pan) or an overflow from a sink, toilet or bath tub/shower, as those areas/items are the Owner's responsibility.

Immediately report all water leaks to Management Office and the Board. The Century Plaza Hotel Residences Association will only be responsible for water damage if the moisture intrusion or leak is reported to the Century Plaza Hotel Residences Association, in writing, within 24 hours of the Owner's discovery of the moisture intrusion leak. If an Owner allows water damage or moisture to remain in the Unit for longer than 24 hours, the Century Plaza Hotel Residences Association cannot be held responsible for resulting damage, including discoloration, mold or mildew that develops.

Should an Owner fail to maintain the Unit in violation of the Governing Documents and §4775(a) of the Civil Code, or fail to report water intrusion within the Unit in a timely manner and water damage and/or mold or mildew growth results, the Owner must allow the Century Plaza Hotel Residences Association and its agents access to the Unit as needed to effectuate repairs within the Unit and to prevent potential damage to other Units and the Property. The cost of such repairs will be charged to the Owner in the form of a Compliance Assessment in accordance with the Governing Documents of the Century Plaza Hotel Residences Association and the California Civil Code.

Owners are encouraged to obtain their own insurance to cover water and moisture damage to the interior of the Unit, personal property and liability for damage to the Property or another Unit. NOTE: See the Owner Maintenance Manual, Unit maintenance requirements and the Governing Documents for further information.

MOLD PREVENTION

What is Mold? Mold is a type of fungus which occurs naturally in the environment and is necessary for the natural decomposition of plant and other organic material. It spreads by means of sharing in microscopic spores borne on the wind, and is found everywhere life can be supported. Residential home construction is not, and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in your Lot or Unit. Most Owners are familiar with mold growth in the form of bread mold, and mold that may grow on bathroom tile.

In order to grow, mold requires a food source. This might be supplied by items found in the home, such as fabric, carpet or even wallpaper, or by building materials, such as drywall, wood and insulation, to name a few. Also, mold growth requires a temperate climate. The best growth occurs at temperatures between 40°F and 100°F. Finally, mold growth requires moisture. Moisture is the only mold growth factor that can be controlled in a residential setting. By minimizing moisture, an Owner can reduce or eliminate mold growth.

Moisture in the home can have many causes. Spills, leaks, overflows, condensation, and high humidity are common sources of home moisture. Good housekeeping and home maintenance practices are essential in the effort to prevent or eliminate mold growth. If moisture is allowed to remain on the growth medium, mold can develop within 24 to 48 hours.

Should I be concerned about mold in my Lot or Unit? All mold is not necessarily harmful, but certain strains of mold have been shown to have adverse health effects in susceptible persons. The most common effects are allergic reactions, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Individuals with suppressed immune systems may risk infections. Some experts contend that mold causes serious symptoms and diseases which may even be life threatening. However, experts disagree about the level of mold exposure that may cause health problems, and about the exact nature and extent of the health problems that may be caused by mold.

What you can do. You must take positive steps to reduce or eliminate the occurrence of mold growth in your Unit, and thereby minimize any possible adverse effects that may be caused by mold. The steps include the following:

1. Before bringing items into your Lot or Unit, check for signs of mold on the items. For example, potted plants (roots and soil), furnishings, or stored clothing and bedding material, as well as many other household goods, could already contain mold growth.
2. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth if used in accordance with the manufacturer's recommendations.
3. Keep the humidity in the Lot or Unit low. Vent clothes dryers to the outdoors. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans, or by running the air conditioning to remove excess moisture in the air, and to facilitate evaporation of water from wet surfaces.
4. Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry any wet surfaces or material. Do not let water pool or stand in your Lot or Unit. Promptly replace any materials that cannot be thoroughly dried, such as drywall or insulation.
5. Inspect for leaks on a regular basis. Look for discolorations or wet spots. Repair any leaks promptly. Inspect condensation pans (refrigerators and air conditioners) for mold growth. Take notice of musty odors, and any visible signs of mold.
6. Should mold develop, thoroughly clean the affected area. First, test to see if the affected material or surface is color safe. Porous materials, such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, call on the services of a qualified professional cleaner.
7. A copy of an information sheet prepared by the California Department of Health Services, dated July 2012, regarding mold is contained in your Rules & Regulations ("**Mold Information Sheet**"). You are advised to review carefully all the information set forth in the Mold Information Sheet. The Information Sheet was prepared in 2012. This Mold Information Sheet may be periodically updated by the California Department of Health Services Information regarding mold may be updated and/or available from the following website:

http://www.cdph.ca.gov/programs/IAQ/Documents/MIMH_2012-07-05.pdf

For more information you may also want to try these web sites:

US Environmental Protection Agency - <http://www.epa.gov>
Centers for Disease Control and Protection Agency -
<http://www.cdc.gov/nceh>
Illinois Department of Public Health - <http://www.idph.state.il.us>
Oregon Department of Human Services - <http://www.ohd.hr.state.or.us>
Washington State Department of Health - <http://doh.wa.gov>
There may also be other sources of information on mold.

Whether or not You experience mold growth depends largely on how you manage and maintain your Lot or Unit. You will need to take actions to prevent conditions which cause mold or mildew.

Failure to take such preventative actions may reduce or preclude the Management Office's liability for water damage or water intrusion caused by the Management Office. It is your responsibility to ensure that you have taken the necessary precautions to prevent mold from becoming a problem in your Lot or Unit. Following the recommendations set forth above and in the Mold Information Sheet. If there is any water damage or water intrusion to your Lot or Unit, take immediate action to prevent conditions which cause mold or mildew to develop.

Immediately notify the Management Office of such water intrusion and allow the Management Office the opportunity to inspect the problem if the water damage or water intrusion is believed to have been caused by the Seller or by the Century Plaza Hotel Residences Association, pursuant to the provisions of Civil Code Sections 910 through 938. Failure to notify the Management Office of water intrusion or water damage is an affirmative defense of the Management Office to any claims for construction defect causing water damage or water intrusion.