

**CROSS FOX CONDOMINIUM, INC.
NON-EMERGENCY WATER SHUT-OFF POLICY
FOR GARDEN UNITS¹**

WHEREAS, Article V, Section 3 of the Cross Fox Condominium, Inc. By-Laws gives the Board of Directors all the powers and duties necessary for the administration of the affairs of the corporation and;

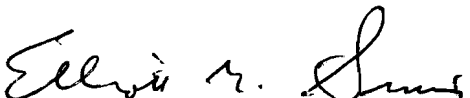
WHEREAS, Article VIII, Section 1, states that the corporation shall manage, operate and maintain the condominium project for the benefit of the condominium units and owners thereof;

NOW, THEREFORE, Be It Resolved by the Board of Directors that the following Policy be adopted regarding non-emergency building water shut-offs:

- 1) Non-emergency water shut-offs shall be performed as requested on days that the Cross Fox on-site maintenance person is available. This is typically Monday and Tuesday of each week but the specific day of water shutoff must be coordinated with the Cross Fox Managing Agent (CVI, Inc at 301-596-2600).
- 2) Owners who need the water shut-off must request the shut-off two (2) full business days in advance of the shut-off in order for CVI to post appropriate notices.
- 3) Shut-offs will be performed during the time period from 9:00 a.m. to 1:00 p.m. If all repairs cannot be completed in this time frame, the homeowner shall have a supplemental shut-off valve installed so that repairs can be made without affecting all residents in a building.
- 4) The Cross Fox Managing Agent will notify affected building residents at least forth-eight (48) hours in advance of the actual shut-off and have the building water shut off during the time period requested.
- 5) Water shut-offs will be performed only for licensed and insured plumbers. Proof of license and insurance may be required in advance by Cross Fox.
- 6) The inability to use a particular plumbing fixture shall not be considered to be an emergency repair.

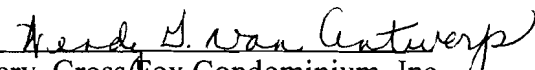
This resolution is adopted and made part of the minutes of the meeting of May 17, 2011.

Date: 5/17/11



President, Cross Fox Condominium, Inc.

Date: 5/17/11



Secretary, Cross Fox Condominium, Inc.

¹ Note that all Cross Fox garden units typically have individual shut-off valves inside the unit that allow plumbers to make most repairs without shutting off water to all units within a garden building. In the event that this capability is insufficient to make a non-emergency repairs, the owner must coordinate the building water shut-off in advance as indicated.