



**PGA WEST RESIDENTIAL ASSOCIATION ATRIUM POLICY**

**ADOPTED BY THE PGA WEST RESIDENTIAL ASSOCIATION, INC.**

**BOARD OF DIRECTORS ON SEPTEMBER 11, 2014**

On September 11, 2014, in accordance with Civil Code §4360, the PGA WEST Residential Association, Inc. Board of Directors adopted the following rule regarding atrium drains:

**In addition to the maintenance responsibilities set forth in the First Restated CC&Rs, Article IX, Section 3, Owners of Condominiums with atriums enclosed within the Unit shall be responsible for inspection, maintenance, repair, and replacement of the drains servicing such atriums, including, but not limited to, clearing the drains and ensuring water drains properly from the atrium to the curb. Owners are solely responsible for any water or other damage that may result to the Owner's Unit, the Common Area, Limited Common Area or other Units as a result of a blocked or malfunctioning atrium drain in Owner's unit.**

REMINDER TO HOMEOWNERS WITH INTERIOR ATRIUMS: PLEASE ENSURE THAT YOUR ATRIUM DRAINS ARE CLEAR AND WORKING PROPERLY.

ADDITIONALLY, IT IS IMPERATIVE THAT THE GROUND LEVEL IN YOUR ATRIUM BE AT LEAST FOUR (4) INCHES BELOW THE WEEP SCREED. IN THE EVENT OF A WATER BACK UP, THIS WILL HELP ELIMINATE WATER INTRUSION INTO YOUR HOME, AND THE HOME(S) OF YOUR ADJACENT NEIGHBOR(S).

PLEASE ENSURE THAT YOU DO NOT COVER YOUR DRAIN, NOR PLACE ANY OBJECTS IN A LOCATION THAT MAY IMPEDE THE FLOW OF WATER AT THE DRAIN.

WE THANK YOU FOR YOUR PROMPT ATTENTION TO THIS IMPORTANT MATTER.