

MPTA

Policy Statement on Damage to Mallard Point Units Due to External Causes

The maintenance of the exterior of all units is the responsibility of MPTA. Unit interior maintenance is the responsibility of the unit owner. However, failures can occur that are associated with damage to the interior of a unit. One source of possible damage is a water leak through the roof. This policy statement addresses the procedures to be followed identifying and correcting such problems.

1. When an owner notices a problem or potential problem involving interior damage due to exterior causes, the owner must notify the MP manager promptly.
2. In cases where damage or suspected damage to the interior of a unit has occurred, the owner must notify both the MP management organization and the MPTA president.
3. If internal damage occurs and the owner will request that MPTA consider financial support for repair, the owner must first contact the owner's insurance company to investigate coverage under the homeowner's policy.
4. In cases of extended absences from a unit, the owner is responsible for having regular inspections made and to arrange for proper reporting of any incidents.
5. MPTA may provide full or partial support for repair of internal damage caused by external sources if the above procedures are followed and the owner's request is approved by MPTA.
6. Periodic inspections of the exteriors should be performed by the association manager.

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