



HAWAIKI TOWER

POLICY RESOLUTION FOR MAINTENANCE OF APARTMENT MOTORIZED AND AUTOMATIC FLOW CONTROL VALVES

WHEREAS, the Association of Apartment Owners of Hawaiki Tower, Inc. is empowered to determine the proper maintenance of the common elements of the Association pursuant to section I., ADMINISTRATION OF THE PROJECT, of the Declaration of Community Property Regime of Hawaiki Tower.

WHEREAS, the motorized valve and the automatic flow control valve on the condenser water pipe in each apartment at the project are integral components of a building-wide variable flow/speed condenser water system, and the proper functioning of those valves is critical to the functioning of the entire system.

WHEREAS, any action that affects the proper functioning of those valves also affects the proper functioning of the entire system, so there is a need to establish requirements for the maintenance of those valves.

WHEREAS, this policy shall be applicable to the maintenance of the motorized and automatic flow control valves until such time as this resolution is rescinded, modified, or amended by the Board of Directors.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors adopts the following policy regarding the maintenance of the motorized and automatic flow control valves in apartments:

No motorized valve shall be **REMOVED OR BYPASSED**, except in the case of an emergency.

If an emergency occurs, an apartment owner or occupant shall notify the Resident Manager immediately and leave a detailed message, at any time, day or night.

If a motorized valve 'fails to open' due to actuator failure, the actuator may be temporarily locked open with its 'manual override' lever to allow condenser water flow.

If the actuator for a motorized valve fails and must be replaced, it must be replaced **ONLY** with the same high shut off actuator or an equivalent high shut off replacement actuator. The building management has the current part numbers for approved actuators, and no one shall replace a failed actuator with any other type of actuator.

The automatic flow control valve (the bullet shaped copper device on the condenser water pipe) should be clog-free and should not have to be removed. If it becomes clogged, it can be back flushed to clear the clog without being removed. Back flushing, however, should only be done by a qualified technician, with extreme caution, because of high

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Apartment Condenser Water Valves

water pressure (up to 190 psi) in the system. Recommended procedures for back flushing are available from building management upon request.

If the automatic flow control valve has failed and must be replaced, it must be replaced ONLY with an approved replacement valve. The building management has the current part numbers for approved replacement valves, and no one shall replace a failed valve with any other type of valve.

Anyone with any questions about the policies and rules of the Association for the motorized and automatic flow control valves in apartments must contact building management **PRIOR** to making repairs to those valves.

Owners are responsible for ensuring compliance with the policies and rules of the Association regarding the motorized and automatic flow control valves in their apartments and shall be liable for any damages or expenses arising from any violation of those policies.

CERTIFICATE OF OFFICERS

We, **Patricia Kawakami** and **Alies Mohan**, officers and directors of the Association of Apartment Owners of Hawaiki Tower, Inc., hereby certify that the foregoing Resolution was duly and regularly adopted by the Board on September 29, 2003 and passed by a unanimous vote of said Board.

IN WITNESS THEREOF, we hereto set our hand and corporate seal this **30th** day of **September**, 2003.

Officer: _____

Officer: _____