

**THE UNIT OWNERS ASSOCIATION OF
COLONIAL VILLAGE III, A CONDOMINIUM**

**Clarification of Maintenance and Replacement Responsibilities for
Main Unit Circuit Breakers and Meter Stacks 2009
*Policy Resolution 2009-1***

WHEREAS, The Colonial Village Three Board of Directors has received questions on the Association's electrical meter-stack replacement policy. After research and discussion, and with the advice of the Association's attorney, the Board has decided to issue the following clarification of the Association's electrical meter-stack replacement policy:

WHEREAS, Each unit's meter and main circuit breaker share a common box with the meters and main circuit breakers for either 4 or 8 other units (or a house meter in some cases).

WHEREAS, Section IV(c) of CVIII's Declaration as saying that "Any portion of a utility system or other apparatus serving only one Unit shall be part of that unit. Any portion of a utility system or other apparatus serving more than one unit which is partially within and partially outside the Unit shall be deemed part of the Common Elements."

NOW, THEREFOR BE IT RESOLVEED THAT pursuant to the attorney's opinion after review of the Association's legal documentation:

1. The meter-stack box maintenance and replacement costs are the responsibility of and are paid for by the Association.
2. The external unit main circuit breaker, located under the unit meter, inside the meter-stack box, is a unit component and therefore owned by the individual unit owner. The cost of maintenance and replacement of a unit's main circuit breaker is the responsibility of the owner of that unit.
3. Individual unit meters are owned by Dominion Power, and Dominion Power is therefore responsible for the maintenance, repair and replacement thereof.
4. This regulation shall go into effect February 1, 2010.



Eric Nicoll, President

ATTEST:

I, Dennis Gerrity, Secretary of the Unit Owners Association of Colonial Village III Condominium, hereby attest that the foregoing Policy Resolution No. 2009-1, relating to the maintenance and replacement responsibilities for main unit circuit breakers and meter stacks, was duly adopted by the Board of Directors on the 21st day of December, 2009.



Dennis Gerrity, Secretary