

RADON ADMENDMENT TO THE ARCHRITECTURAL CONTROL MANUAL

The 700 Golfmore HOA has no responsibility in testing or installing mitigation tubes for radon. The testing and mitigation of radon and installation of a mitigation tube is the sole responsibility of the homeowner.

No homeowner will be denied the installation of a mitigation tube if the levels of their unit exceed the acceptable standard by the EPA of 4pCi/L when tested, or if the homeowner feels a mitigation tube should be installed for their individual health.

The HOA is not responsible for the mitigation vendor for testing or installation. **ONLY** licensed and bonded vendors are allowed to do any type of mitigation work on the outside of the building. This is a standard requirement of the HOA due to insurance coverage.

The requirements of the HOA are as follows: **the board of managers reserves the right to stop all construction if the requirements are not met.**

1. A written proposal from the homeowner must be submitted to the HOA board of managers, including the vendor's name, address and phone number. It is necessary to make sure structural damage or damage to wiring and pipes will not occur.
2. The installer must have a certificate of insurance and be licensed. This protects the HOA homeowners and ensures the HOA is following insurance policies. The board of managers may request copies of the certificate of insurance and license.
3. When possible, mitigation tubes will be installed at the back of the building or in an area less visible.
4. If a mitigation tube is installed through concrete, the homeowner must repair the concrete as closely as possible to its original condition. The Board may approve an alternate solution if it does not change the consistency of the building's exterior.
5. The mitigation tube must be painted to match the exterior of the building. The paint color is listed in the Architectural Control Manual.

Karen Cummings /President



Randy Thompson/Vice President



Dena Thompson/Secretary/Treasurer



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