

**Pinehurst Condominium Association
Radon Mitigation Policy
April 24, 2012**

WHEREAS owners may desire to install in their Units radon mitigation systems, which may or not may not require alterations of walls, floors and roofs belonging to the Common Elements of the Association or other owners; and

WHEREAS a variety of options exist to reduce radon levels, such as sealing of the slab, sub-slab suction, basement pressurization, interior exhaust stack (exiting the roof) or exterior venting systems (exiting any wall); and

THEREFORE, RESOLVED that installation of radon mitigation systems will require prior written approval of an alteration request by Council if any portion of the Common Elements of the Association is affected, including the appearance or maintenance of the Common Elements. The preferred method(s) shall not be noticeable by residents nor interfere with the maintenance and improvement of the property, and such preferred options include all the systems mentioned above except for exterior exhaust systems that require placement of vents and pumps on the outside of the Units. Exterior exhaust systems will be considered only if other options have been ruled out for reasons other than cost or convenience, and only when the placement (rear of the building), design (placed adjacent to downspouts with matching painting), and installation plan accommodates the standards of the Association with regard to safety, nuisances, aesthetics and building maintenance.

FURTHER RESOLVED that applications for installation of radon mitigation systems shall provide Council with a detailed proposal, at least thirty (30) days before work is scheduled to begin, to include the standard alteration request, signed by the Owner and adjacent unit owners, along with detailed design schematics showing the placement of all materials affecting the Common Elements for the specific Unit under consideration (in other words, a publicly available schematic is not sufficient given the differences between Unit floor plans and construction).

Approved and Adopted on April 24, 2012.

Attest:

Rhonda Smith 4/24/2012
Council Secretary
Rhonda Smith