

Section 3

Unit Access

Unit Access Regulations

Ref: Declaration Section 18.2 and 18.3

Introduction

The Association has the irrevocable right, as exercised by the Board of Directors or its agents, to have access to each Unit and Limited Common Element from time to time during reasonable hours and upon reasonable notice for specific purposes. Limited Common Elements include Unit decks, Unit foyers and assigned parking spaces including the twenty-two spaces in the detached Garage Facility. Access may be necessary to perform maintenance, repair or replacement of Common or Limited Common Elements or to do any cleaning, maintenance, repair, or replacement work which the Owner is required to do but has failed or refused to do. Immediate access without prior notice for the purpose of making emergency repairs to prevent damage to the Common Elements or another Unit(s) is permitted if, in the judgment of the Board of Directors, an emergency condition exists.

Scheduled Repair or Maintenance

The Board of Directors will notify resident owners, absentee owners and lessees/special occupants as soon as practical of the dates, times, and reasons for the required access.

Annual Fire Safety Inspection

As required by the City of Tacoma Municipal Code No. 3.02.250, a licensed Fire Safety contractor must perform a fire safety inspection of each Unit and the Common and Limited Common Elements annually. Unit access is mandatory on the scheduled inspection date which is usually in the month of January. For those who reside elsewhere during the winter months, someone needs to have access to your Unit for this inspection. Please provide a Board member with the name and phone number of a local person who has access to your Unit **OR** provide an extra key and/or access code to your Unit sealed in an envelope with your full name, Unit number and date legibly printed on the envelope to be stored in the PTCA office safe.

Enforcement

- ❖ Failure to provide access for required repair or maintenance or the annual fire inspection may result in a fine of \$250 in addition to administrative, legal and collection costs plus the cost of rescheduling the required work or annual fire inspection. Additional fines and costs will be assessed every 30 days until access is granted.
- ❖ The Unit owner remains responsible and accountable for providing access if the Unit is occupied by a lessee/special occupant.