



## **What should you do if you see water leaking into the garage?**

**First** - Note the number of the closest parking spot in the garage to where the water is leaking.

**Next** - report it to PMSI at (907) 562-2929 as soon as possible.

### **What happens next?**

The majority of leaks come from one of the units above where the water is leaking into the garage. Think of the number of water appliances in your home: sinks, dishwasher, washing machine, showers, toilets and hot water tanks!

Since damage is not confined to just the one unit, an emergency call to a plumber or other professional is necessary to determine where the water is coming from and to stop the leak. Depending

on the type of leak, the plumber may need to cut a hole(s) into the wall to confirm the leak location and/or fix the leak.

### **Who is responsible to repair the leak, the hole(s) in the walls in the unit and the garage?**

The Country Square Association legal documents ☼ spell out this responsibility.

Just as it would be for a single family home, each condo owner is responsible for everything within their individual unit, as well as the damage caused by the leak in the garage area.

### **What happens if no one is home where the leak is coming from?**

If cases of emergencies, and to minimize damages, the Country Square Association legal documents allow PMSI to access the home to complete the necessary repairs. This is why it is so important to have up-to-date contact information for owners and/or tenants.

- ☼ Declaration of Covenants, Conditions and Restrictions for Country Square Condominium - Article XIX Section 1, Section 2 and Exhibit D; and
- ☼ Bylaws of Country Square Condominium Owners Association Inc - Article VII Section 2; and
- ☼ House Rules