

Dryer Vent Policy

February 25, 2009

Rev 2009-2

Exceptions to this Policy must be approved, in writing, by a majority of the Trustees. This policy is effective as of the above date and replaces and supercedes all prior revisions of the above captioned policy.

I. Dryer Vent Policy Purpose

1. Establish consistent application of requirements for dryer vent modifications or additions within Natick Green.
2. Limit financial exposure of Natick Green Condominium Trust in regard to dryer vent modifications within Natick Green.
3. Limit any negative Insurance impact due to dryer vent modifications within Natick Green upon the "Master Fire" and like policies purchased by Natick Green Condominium Trust from time to time.

II. Dryer with Vent to Exterior

1. Many, but not all units at Natick Green are, or can be, vented to the exterior.
2. Units on Post Oak Lane and the Units at 9 Silver Hill Lane, 11 Silver Hill Lane, 50 Silver Hill Lane and 52 Silver Hill Lane are vented to the exterior by design at the time of original construction.
3. Dryer vent maintenance, and all costs associated therewith, are the responsibility of the Unit Owner.
4. Violation of these Section II requirements may subject the Unit Owner to fines.
5. Modifications per Section IV.

III. Dryer with NO Vent to Exterior

1. Dryer vent connections shall be made into an approved lint trap.
2. Dryer lint trap maintenance is the responsibility of the unit occupants.
3. No dryer may be vented into any Common Area or space including attics.
4. Violation of these Section III requirements may subject the Unit Owner to fines.
5. Modifications per Section IV.

Dryer Vent Policy

February 25, 2009

Rev 2009-2

IV. Dryer Vent Modifications or Additions

Plan/Approval

1. Proposed changes shall be documented and submitted for approval to Natick Green Condominium Trust Board of Trustees including:
 - a. Proposed duct route and details of proposed changes
 - b. Contractor information
 - c. Contractor Insurance certificate
2. NO FIREWALL PENETRATIONS are permitted in any attic or otherwise.
3. NO ROOF PENETRATIONS are permitted.
4. No more than THREE 90-degree bends are permitted. TWO 45-degree offsets are equal to ONE 90-degree bend.
5. No vent modification or addition shall exhaust into any enclosed Common Area or space.
6. No vent shall include any branch or "wye" connection.
7. All costs of any modification or addition shall be borne by the Unit Owner including any damages to Common Area elements or other Units.
8. The Unit Owner will be billed for Maintenance time at standard rates.
9. The Unit Owner shall execute the LETTER AGREEMENT – DRYER VENTS upon approval of the proposed changes.
10. Director of Maintenance shall designate and approve, in writing, all venting Common Area entry and exit points.

Dryer Vent Policy

February 25, 2009

Rev 2009-2

IV. Dryer Vent Modifications or Additions (cont'd)

Materials

11. Duct material shall be RIGID ALUMINUM 4-inch.
12. Exterior termination of duct shall include bird screening and damper:

Deflect-o® 4 In. Supurr Guard® Dryer Vent Hood
Model GVHXW4
(Available at Home Depot)

QuickTime™ and a
dcompressor
are needed to see this picture.

13. Duct joints shall be sealed with standard “duct tape” and attached WITHOUT screws.
14. Vent duct shall be secured with “mount head” cable ties secured to framing at least every thirty-two (32) inches:



(Available at Home Depot)

Construction

15. All sheetrock penetrations shall be completely sealed with plaster/gypsum compound.
16. All exterior wall penetrations shall be made watertight with silicone caulk.
17. All existing utilities, ducts, ridge vents and soffits in any Common Area shall remain undisturbed and unmodified.
18. The existing building insulation “envelope” shall be maintained.
19. No work related to any modification or addition may proceed without Natick Green Condominium Trust Board of Trustees approval, in writing.
20. Director of Maintenance shall inspect and sign off completion of any modification or addition.
Documented deficiencies shall be corrected at Unit Owner’s expense in a timely and workmanlike manner.