

Colonial Village I, A Condominium
Ventilation Regulation and Mold Policy
Promulgated Sept. 24, 2008

To maintain the historical appearance and integrity of Colonial Village I, protect the infrastructure of the buildings, comply with applicable building codes, and better inform unit owners regarding certain restrictions on remodeling and the Association's policy regarding mold hazards, pursuant to the Colonial Village I Board's authority under the Association bylaws and under the laws of the State of Virginia to issue regulations governing the Association, it is hereby resolved —

1. Units were originally constructed without external air vents. Owners are deemed to have accepted this condition when they purchased their units and are obliged to maintain it. No air vents or exhaust systems may be installed that pierce the envelope of the unit, which includes, among other unit, common and limited common elements and without limitation, the walls (including walls within the unit), floor, ceiling, door and windows of the unit.
2. No vents, ducts, fans, air conditioners or similar or related devices may be installed in windows or doors.
3. The exterior walls may under no circumstances be pierced by unit owners without explicit written approval of the Board. Cable and other telecommunication access lines must be installed through existing junction boxes; running such lines through windows or walls is prohibited.
4. Replacement of old windows with more tightly constructed modern windows may reduce the external ventilation for units with a consequent rise in ambient humidity and an increased risk of developing mold. By installing new windows, owners are deemed to have accepted this risk. Cracking a window in the bathroom, periodically running the air conditioner, or using a portable dehumidifier are among the strategies that can be employed to reduce humidity.
5. This regulation does not override, restrict or limit any of the powers of the Board under Article VI, Section 7 of the bylaws, which gives sole authority to Board to approve or disapprove any addition, alteration or improvement in or to a unit, nor does it confer any right on a unit owner not otherwise provided under the CVI bylaws or the laws of the State of Virginia.