

Water intrusion from Unit 3B

Prepared by the unit owner from records kept in Civil Livin. Every claim below resolves to a specific page of the association's own governing documents, or is stated plainly as absent.

CHRONOLOGY

2026-03-14	First reported leak into ceiling of Unit 2B kitchen (photo · email to trustees).
2026-03-17	Trustees acknowledge report; contractor scheduled.
2026-04-02	Second leak, same location. Photos, moisture reading 38%.
2026-04-08	Contractor cites failed shower pan in Unit 3B.
2026-05-01	No repair scheduled; owner requests written response.

WHAT THE GOVERNING DOCUMENTS SAY

Responsibility for the shower pan assembly, and for damage flowing from its failure, is addressed directly in the Master Deed and Bylaws. Quoted below verbatim.

"Each Unit Owner shall be responsible for the maintenance, repair and replacement of all plumbing fixtures and their connections located within the Unit, including but not limited to shower pans, tub surrounds, and supply lines to fixtures."

Master Deed · §6.1 · p. 12

"A Unit Owner shall be liable to the Association and to other Unit Owners for any damage to the common areas or to other Units resulting from the Unit Owner's failure to maintain such fixtures in good working order."

Bylaws · §7.3 · p. 18

WHAT THEY DO NOT SAY

The documents do not set a specific timeline for repair, nor do they establish a fine schedule for delay. Any deadline or penalty asserted in correspondence should come from the attorney, not from this packet.

BOUNDARY

This packet organizes facts and quotations. It is not legal advice, does not decide who is right, and does not allocate liability. The owner will send any correspondence personally, after review.