



Renaissance Management Group, Inc. Phone:
954-693-9989 Email: cfwhoa@gmail.com

Plumbing Issue Guidelines

May 22, 2023

Dear CFW Residents,

Please be aware that some residents have experienced damage to their underground water systems for various reasons. Damaged pipes connected to individual units could cause abnormally high water bills. Pursuant to Section 11.7 of the Declaration for Centra Falls West, the water and sewer lines providing water and sewer service to a Home shall be maintained, repaired and replaced by the Owner(s) of the Home(s) to which such sewer lines provide service. If you suspect that you have a problem, we would recommend taking the following steps:

1. Call the utility company to ensure that your water meter is working properly. If the meter is working properly ask the technician to inspect your property for issues.
2. If your meter is working properly and the utility company technician did not find a problem you should try to determine the source of your leak by inspecting the inside and the outside your unit looking for water damage, constantly running toilets, or pooling water on your property.
3. If you can't determine the source of a leak then at your expense, you should call a plumber.
4. If you believe that the Association may be responsible for repairing the leak, visit www.cfwhoa.com and submit a ticket with attached photos of the damaged area.
5. The Association will review what is provided and if what is provided is sufficient, will confirm whether or not it will repair the issue. However, if the leak is from your individual plumbing line, you are responsible for your unit's plumbing repairs as referenced above.

Please note that this document is merely being provided as a guide to assist Owners in identifying and addressing issues that they may be experiencing. Any and all rights and responsibilities of the Association and Owners are governed by the Declaration of Centra Falls West, the By-Laws of Centra Falls West Homeowners Association, Inc., and the Rules and Regulations.

Thank you for your cooperation.

CFW HOA Board of Directors
Renaissance Management
Group, Inc. Property
Management