



**Rosslyn Heights East Unit Owners Assn.
Arlington, Va.**

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Casualty Expense Reimbursement Policy

When a casualty situation occurs involving common elements of the condominium and individual units, the Board of Directors will be guided by Article VIII, Section 1, of the Rosslyn Heights East Bylaws, titled "When Repair and Reconstruction are Required."

The Bylaws require the Board of Directors to "arrange for and supervise the prompt repair and restoration of the building or buildings, including any damaged unit and any floor covering of any kitchen or bathroom fixtures initially installed therein" by the unit owner "but not including any other furniture, furnishings, fixtures or equipment installed by the Unit Owners, in the Units."

The Bylaws do not authorize the Board to allocate condominium funds in casualty situations to reimburse loss of personal property of unit owners or tenants, expenses for alternate lodging and associated living costs, or insurance deductibles or copayments. Article VI, Section 1(e) of the Bylaws provides that pursuant to the Virginia Condominium Act, any common expenses benefitting less than all condominium units shall be specifically assessed against the condominium unit or units involved. Accordingly, the Board urges all resident unit owners and tenants to obtain insurance that applies to their personal property and expenses.

In the event of a fire or other major casualty, or failure of utility systems, such as electricity, water, air conditioning or heating, the Board will seek repair or replacement as expeditiously as possible but the condominium association will not be responsible for residents' expenses for alternate lodging and associated living costs.

Adopted by the RHE Board of Directors, 11/29/2011

See also the Damage Repair Policy, adopted 03/02/2020