

*Sherman Pines Homeowners'  
Association, Inc.*

**RESOLUTION NO. 1 OF 2021**

**DEFINING THE RESPONSIBILITY OF MAINTENANCE AND REPLACEMENT OF  
THE SEPTIC SYSTEMS**

**WHEREAS**, Section 6.01(a) of the Sherman Pines Homeowners' Association, Inc. Declaration ("Declaration") provides that the Association shall be responsible for all repair, replacement, reconstruction, and maintenance of the septic systems, excluding the individual home owner lots and the lands dedicated to the town of Queensbury; and

**WHEREAS**, Section 6.02(a) of the Declaration further specifies that the Association shall not be responsible for the maintenance, repair or replacement of pipes, conduits, and utility lines; and

**WHEREAS**, the Board of Directors desires to further define the responsibility of the Association and the individual homeowner as it relates to the duty to maintain, repair, replace, and reconstruct the septic systems; now, therefore be it

**RESOLVED**, responsibility to maintain, repair, replace, and reconstruct the septic systems are as follows:

1. The Association shall be responsible to maintain, repair, replace, and reconstruct the septic system from the septic tank through the leach field; and
2. The home owner shall be responsible to maintain, repair, replace, and reconstruct the septic system from the home to the septic tank; and it is further

**RESOLVED**, that the Board shall retain the right to amend or repeal this resolution.

**IN WITNESS, WHEREOF**, the Board of Directors have executed this Resolution the 19<sup>th</sup> day of May, 2021

I hereby certify that the above resolution was duly adopted by unanimous consent by the Sherman Pines Homeowners' Association, Inc.



Secretary, Board of Directors



President, Board of Directors