

## Exhibit E

### VILLAS OF ARDEN MILLS

#### Procedure for Radon Mitigation

**Background:** All units have a slab penetration to be used should the need arise for radon mitigation. This penetration has a pipe which has been capped and runs thru the slab and a short distance under the slab. Hand drawings exist for most buildings showing the location of this slab penetration. (The maintenance company has a copy of these and a copy has been placed in the Association files in the Clubhouse.) The slab penetration is normally located a few feet down the hall from the kitchen toward the garage in the back of a closet, behind the drywall in the space between the adjoining units. Both units capped pipes are side by side. The one closest to your unit is yours.

In most cases, the need for radon mitigation will be discovered during the sales process for a unit. Typically, the buyer will require a home inspection prior to the final purchase agreement. One of the tests by the inspector will be for radon. Occasionally, radon will be detected. Should this occur, this Procedure should be utilized by the current unit owner to obtain the Association's approval for the location of the roof penetration which will be required to enable the discharge of air that will be pumped from under the slab by the radon mitigation equipment. The Association will also require approval for the location of this equipment. Should the existing slab penetration be abandoned in favor of an alternate location, this too will require Association approval.

Should the need for radon mitigation occur due to a unit owner conducting their own test, all approvals mentioned above are still required by the Association.

## Procedure

- A. Prepare an Alteration Request to inform IMB and the Board of your need for radon mitigation. If this is a pre-requisite to a closing, please indicate your timeframe. We will do our part to meet a reasonable schedule. A member of the Buildings & Roads Committee will be assigned to work with you.
- B. Secure the location information of your existing slab penetration.
- C. Contact a radon mitigation contractor. Schedule an on-site visit to provide you a bid for the work to be performed.
- D. Contact the member of the Buildings & Roads Committee who will be in attendance with you with the contractor.
- E. The preferred location of the mitigation equipment is in the limited common space above the garage.
- F. The preferred location of the roof penetration is about twenty feet away from the furnace intake roof penetration.
- G. Your contractor should provide you a guarantee against any leakage from the roof penetration. This guarantee must be transferable to the future unit owner. A copy of this guarantee should be provided to the Association.
- H. While not an issue with the Association, you should also obtain a guarantee for the equipment. This guarantee should be transferrable to the future unit owner.
- I. Should an alternate location be chosen for the slab penetration, you should require the contractor to be liable for any damage to under/in slab plumbing.
- J. The Buildings & Roads member in attendance will normally provide the Association approval to proceed with the installation.

Should agreement not be reached, the matter will be settled by the Board.

- K. You are required to have the future unit owner read and sign a copy of this Procedure. You or the future unit owner are responsible for any future maintenance or damage resulting from this installation.

**I have read the above Procedure and agree to follow it. I do agree to pay for all repairs and damage to the building, roof, slab, and/or in/under-slab utilities resulting from or related to the installation of the radon mitigation system, and to pay the cost to replace any shrubbery or other property item that is damaged in connection with this installation. I further agree to indemnify and hold harmless Villas of Arden Mills Condominium Association, its members, officers, directors and agents from any and all losses, claims, damages, liabilities, expenses, attorney's fees and costs, and obligations arising out of and related to injury to any person, or damage to or loss of any property occurring as a result of, related to, or in connection with the installation of the radon mitigation system by me or my contractor.**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Unit Owner