

Notice:

To all residents and owners of units at Birchwood Commons effective immediately Birchwood Commons must comply with the following to meet requirements of our current insurance carriers.

Absolutely no gas grills, charcoal grills or wood burning is allowed on any area of any deck. This is in compliance with Connecticut State guidelines on the use of any open flames on decks in multi-unit dwellings.

All Hot Water heaters are to be replaced every 10 years. If it leaks or causes damage of any kind to a unit or adjacent unit the unit owner will be held responsible for any and all damage.

Every Unit Owner is to maintain personal property insurance coverage that will cover the current insurance master policy deductible of \$20,000.00. If damage occurs to a unit and it is found that the unit occupant is responsible for the damage for what ever the reason the unit owner will be responsible to cover the current insurance deductible through that unit owner's policy.

Absolutely no flushing of any items down the toilet that is not waste or toilet paper. No flushing personal hygiene wipes or baby wipes in the sewer system please. This has been known to cause sewer backups into other units. Please be respectful and do not do this.

Thank you for your understanding in the above matters.

Birchwood Commons Association

June 1 2025

