

### **Performance of Needed Repairs**

Management Company may make or cause to be made any repairs, which in its opinion area necessary to preserve, maintain and protect the property. However, Management Company may not make any repairs costing more than \$250.00 without prior approval of the owner, except as set forth herein. If Management Company determines that a repair costing in excess of \$250.00 is necessary, the Management Company will notify the owner by one or more means of communication using contact information previously supplied by Owner. From this time of contact, owner will have seventy two (72) hours to respond to Management Company to indicate whether owner wishes for Management Company to make the stated repairs or cause them to be made. As repairs are often "time-sensitive", the Management Company must insist upon strict owner observance of the seventy two (72) hour deadline for responding to the Management Company's notice of the repair need. If Management Company is not contacted by owner within the seventy two (72) hour period, Management Company may, in its discretion, undertake any repair work that Management Company deems to be necessary and owner shall fully reimburse Management Company for all such costs and related expenses incurred in performing such repairs. In the case of any repairs deemed to be an emergency, Management Company may, without prior owner contact or approval, incur such expenses as are reasonably necessary to preserve and maintain the property, protect the health of the occupants, or prevent further damage to any physical structures.

_____ Signature	_____ Date
_____ Signature	_____ Date
_____ Signature	_____ Date