

FAIRWAYS AT PAR TWO CONDOMINIUM ASSOCIATION
4140 27TH COURT S W
NAPLES, FLORIDA 34116

The following are recommended guidelines the owner should follow when their unit is unoccupied until the next season and also maintenance recommendations.

GUIDELINES FOR CLOSING UP YOUR CONDO FOR THE SEASON!

1. It is recommended that you turn off all electrical breakers to all major appliances with the exception of your refrigerator and central air conditioning systems when you leave for the season.
2. It is **strongly recommended** that your condo's air conditioning system be set at between 78 to 80 degrees and left on when you leave for the season. Set Humidistat to 55%
3. It is recommended that you leave your dishwasher door partially open when you leave at the end of the season.
4. It is **strongly recommended** that you find a permanent resident in the Fairways development and provide a key and instructions to check your unit for issues on a biweekly schedule.
5. It is **strongly recommended** that you put one half cup of bleach in your toilet bowl and then cover the bowl with several layers of plastic wrap
6. It is recommended that you keep **all faucets closed** when you close up your unit so water remains in the water lines.

RECOMMENDED UNIT MAINTENANCE!

1. It is **strongly recommended** that you have your air conditioner system serviced at least once each year.
2. It is **strongly recommended** that your air conditioners air handler drain be flushed out either by a service technician or by the owner at least once yearly.
3. It is **strongly recommended** that you mix one-third bleach with a two-third quart of hot water and then pour it slowly into the air conditioner air handler pan near the drain. Follow the first quart of water with 6 more quarts of hot water. This will keep your drain pipe & help keep the common drain open.
4. It is **strongly recommended** that you maintain all your appliances, especially hot water heater, faucets and toilets in good working order.
5. It is **strongly recommended** that on a yearly basis you disconnect your dryer vent exhaust pipe to clean out the lint that has collected in the pipe. Failure to do so could result in a fire!

Maintenance of your unit is paramount as both adjacent units and your building can be negatively impacted by your failure as an owner to do either proper maintenance or proper closing up of your unit at the end of season. Faucets, shut off valves, hot water heaters, air conditioner air handler drains, toilets, washer hoses, etc should all be examined and kept in top condition to prevent leaks and potential water damage!

Turning on your Main Water Valve!

It is strongly recommended that when you turn on the Main Water Valve when you return to your condo after being away for three or more days that you first open a faucet partially and then slowly turn on the main valve so you equalize pressure.

NOTE: Under Amendments approved on June 21, 2007 and recorded in Collier County on August 8, 2007 Owners are required to shut off their main water valve if they are absent from their unit for more than three days

Thank you,
Fairways at PAR Two Board of Directors