**AMENDMENT TO THE RULES AND REGULATIONS**

**KESWICK “B” CONDOMINIUM ASSOCIATION**

**Rationale**

The City of Deerfield Beach has implemented a requirement, necessitating Association Boards to provide a letter confirming their awareness of the associated liabilities before granting permits for tankless water heaters. It is important to note that the majority of buildings in CVE, including Keswick B, are equipped with original electric systems that were not designed to meet the electrical demands of our modern era. Tankless water heaters place a significant load on a Unit and the Building electrical systems and pose a fire danger to the Unit and Building should the wiring and electrical panels become overloaded and overheat. In light of the City's concerns, the Board has decided to align with this regulation,

**Motion**

37. Tankless (on-demand) hot water heaters are prohibited due to limited building electrical capacity. Existing tankless hot water heaters are grandfathered, only until such time as they are replaced.

To be considered and adopted by the Keswick B Board of Directors at its meeting on December 1, 2024.