



3561 Truman Road OFFICE, Perrysburg, OH 43551
Phone (419) 837-6929 Fax (419)-837-9925

Date: 10/05/2026

Dear Homeowner,

As of October 1, 2026 per your lease agreement, heat tape and insulation are required to be in proper working order under your home on the main waterline as required by your lease agreement and Troy Villa Community Covenants. Heat tape and proper insulation are essential to prevent costly freeze up repairs seen almost every year. These water lines will freeze in frigid temperatures and crack their way down breaking the water meter components as ice travels down into the ground. If damage occurs to Community infrastructure due to a failure or lack of properly working or installed heat tape and insulation, you will be held liable for the damages ensued.

Common Costs for Freeze Up Damages:

Broken Freeze Plate On Water Meter \$100.00 + Labor

Broken Water Meter: \$225.00 + Labor

Broken Ball Valve/Riser Freeze: Starts at \$4000.00 and up

Labor For the Above Repairs: \$50/hr Per Technician

Riser Disconnection/Reconnection \$50(Each Time)

If you experience an unexpected heat tape failure or frozen water line, contact the Community Office immediately. While Troy Villa cannot thaw homeowner-owned water lines, we must check for running water and take necessary steps to protect the Community water system. You will need to contact a qualified company to thaw your lines and correct the cause of the freeze as soon as possible. **DO NOT DRIP OR LEAVE WATER RUNNING TO PREVENT FREEZING.** This can create additional problems within the Community water & sewer system.

If your heat tape is not working, it must be repaired immediately to remain in compliance with your Lease and Community Covenants and to prevent further damage. Continued failure to maintain required heat tape and insulation may result in enforcement or legal action.

If you have any questions, please contact the Community Office at (419) 837-6929. Thank you for your cooperation in helping protect your home and the Community water system.

Sincerely,
Management
Troy Villa MHC, LLC