

POLICY REGARDING AIR CONDITIONERS AND VENTS

The Declaration of Covenants, Restrictions and Assessments, ARTICLE V. Section 2, a (2) and (3) and ARTICLE VIII, Section 2 identify areas of responsibility for unit owners and the HOA Board. Air conditioners are identified in these sections as the responsibility of the owner. Included in the maintenance of air conditioners is the leveling of the exterior unit and the hoses attached to it, although the Association will maintain the sealant around those hoses.

Vents are also the responsibility of the owner although the Association will maintain the sealant around the vents and will repair the roof area around roof vents but not the vents themselves.

First adopted in 2010 regarding AC units and 2011 regarding vents.

Revised and approved 3/20/14