

YORK CONDOMINIUM ASSOCIATION
11255 E. FORT ROAD
SUTTONS BAY, MI 49682

CENTRAL AIR CONDITONER POLICY
NOVEMBER 2010

PURPOSE: The following requirements and/or guidelines have been developed to assure structural modifications and/or installations to York Condominium units are consistent with the best interest of all Co-Owners and in a manner that adheres to all building codes.

GENERAL REQUIREMENTS:

1. Written permission from the York Condominium Board of Directors must be obtained prior to any structural modification or installation.
2. All work must be completed by a licensed contractor, in accordance with state, local, and federal building codes.
3. Proper proof of insurance and Workers Compensation coverage must be provided to the Association prior to beginning the project.

CENTRAL AIR CONDITIONING - INSTALLATION REQUIREMENTS:

At their own expense, Co-Owners may install central air conditioning units. Systems for buildings A through I are available in both standard and high-efficiency units. J and K buildings have different requirements and are available in both ducted and ductless systems. They are also available in both standard and high-efficiency units.

Certain technical specifications and appearance factors must be met and some models and ratings may not be allowed. However, due to the constantly changing nature of regulations and availability of equipment, specific brands, models, and efficiency ratings will not spelled out in this policy.

In order to satisfy the above general requirements and to insure that equipment will not detract from the overall appearance of the common areas, a written plan must be submitted by the Co-Owner and written permission granted by the Board, prior to installation. All installations must pass local building inspection code for conformity and workmanship.

Upon approval from the Board, the co-owner will be notified in writing of any changes or other conditions deemed necessary. It is strongly recommended that no air conditioning unit be purchased until the Co-Owner has received written permission from the Board. Removal of an unacceptable air conditioning system, installed without Board approval, will be at Co-Owner expense.

Board of Directors
York Condominium Association