

Policy # 6: A/C Condensers, Platforms and Pads

- ***As of October 1, 2005, Window unit air conditioners and/or combination window unit air conditioners and heating units may not be installed. Existing units may not be replaced.***
- A concrete pad or wooden platform used to support the homeowner's a/c condenser(s) is the responsibility of the homeowner.
- Any homeowner needing work on their air conditioner platform (located on the second floor of the exterior wall of the town home) due to deterioration of the platform and/or the exterior wall shall have two options for making repairs:
 - **Relocation:**
 - The association will provide concrete pads for the a/c condenser(s) and metal posts for protection from vehicles if the pads are placed along side of a private drive. The homeowner will be responsible for relocating the units at their expense. The Association will remove the existing platform from the exterior of the building and repair the wall at the Association's expense.
 - **Maintain Existing Location:**
 - The homeowner will hire a contractor to repair or replace the existing platform at their cost. The H.O.A. will repair any damage to the exterior wall at their cost. The homeowner will be liable for any damages to the exterior of the building while the platform work is being performed. Contractor must supply copy of insurance and work must be approved by ACC. Any homeowner choosing this option could be liable for 100% of repair costs for any future damage to the exterior of the building caused by (in the opinion of ACC) said platform.

Notation:

- If a patio cover has to be removed before repairs to the a/c platform can be made, the cost will be borne 100% by the homeowner.