

**Rules & Regulations Amended for
Conformance with the Maine Human Rights Act, Fair Housing
Act and Americans with Disabilities Act
Statement of Fact**

I. Statement

The SaltAire Condominium Association is a non-profit organization situated in the Town of York, Maine established in 1985 in conformance with the provisions of Chapter 31 of Title 33 of the revised Statutes Annotated, as the same may be amended from time to time, known as the Maine Condominium Act.

II. Rules & Regulations as Amended May 1, 2006

Common Expenses - Utilities Etc. Section (a) states: *Air conditioners are not allowed.*

III. Fair Housing Act & Americans **with Disabilities Act**

The Association recognizes that there may be government-mandated exceptions to the Association's Rules & Regulations in order to comply with the Maine Human Rights Act, the Fair Housing Act and the Americans with Disabilities Act. These Acts generally define persons with a disability to mean those individuals with mental or physical impairments that substantially limit one or more major life activities. These Acts also protect persons who have a record of such an impairment, or are regarded as having such an impairment. It is the legal responsibility of the Association to make "reasonable accommodations" that will allow people with disabilities to have an equal opportunity to enjoy and use their homes. Therefore, the Executive Board adopts the following limited exception to the Association's Rules & Regulations relative to the use of air conditioning by SaltAire members.

Rules & Regulations

Amended March 10, 2020

IV. Rules & Regulations

A disabled occupant of a Unit in need of air conditioning may be authorized to install and operate an air conditioner in their Unit subject to the following conditions:

(1) Prior to installation or operation of the air conditioner, a written application must be submitted to the Executive Board for a permit to use the air conditioning and the application must be accompanied by a signed letter from a licensed physician or health care professional verifying the disability and need for air conditioning. The application shall disclose the proposed location of the air conditioner within the Unit, the make, model, appearance and voltage requirements of the proposed air conditioner.

(2) The air conditioner must be portable (*no window, wall, or roof mounted units are allowed.*)

(3) The air conditioner must run on 110/115 volts and not exceed 8000 BTUs

(4) Industry recommended BTU size is calculated as 20 x square feet of unit (excluding porch)

(5) Applicant's confirmation that unit's electrical wiring is not hazardous. A designated circuit for air conditioners is recommended to prevent overload.

(6) The air conditioner permit is allowed for use by the owner only

- The use of an air conditioner while being rented is not allowed
- This permit is not transferable.

(7) A special assessment of **\$150.00** (see amendment 1) per season for common expense electric usage shall be submitted to the Executive Board along with the signed applicant's Rules & Regulations agreement prior to final approval.

(8) The permit is only valid for the season it is issued and must be re-applied for annually.

(9) A written acknowledgement of receipt of these Rules & Regulations is required prior to the issuance of a permit.

(10) Violation of ANY of these Rules & Regulations may result in the revocation of the permit and/or fines as determined by the Executive Board.

(11) The Executive Board reserves the right to modify any of these requirements to ensure equitable impact on all SaltAire members.

Unit Owner: _____ Unit #: _____ Date: _____
(Signature indicates receipt of air conditioning regulations)

The Executive Board,
SaltAire Condominium Association.
Approved Unanimously 03-10-2020

Note: The Association will consider air conditioning applications on a case-by-case basis and reserves the right to revoke any permit that may place the Association's electrical system at risk of failure due to electrical overcapacity.

AMENDMENT 1- 2024 budget that was approved during the annual budget meeting included an increase to \$100.00 per year for an AC permit 4/8/2025 JH

AMENDMENT 2 – Board approved adding Rules & Regulations (6) 5/22/2025 JH

AMENDMENT 3 – Board approved permit cost increase to \$150.00 and approved during the 9/13/2025 budget ratification meeting 9/16/2025 JH