

ICC Assn EXTERIOR MODIFICATIONS to Units: III

Split Vent Air Conditioning Installation Policy

Initiated in August 2004; Revised in December 2006

Recognizing the desire of some owners to modify their units, for reasons which may include benefits to health and/or increasing the comfort and value of their unit and their community as typically conveyed by such modifications, and accommodating this desire within the context of the community's design standards, the Indian Creek Condominium Association has revised this policy for installation of **Split Vent Air Conditioning Units**. Please use these guidelines when you seek approval from the Board for installation.

- 1. All condenser units shall be installed on the exterior and adjacent to the unit on a new or existing wooden deck.**
- 2. All pipes shall run along existing clapboards and be covered with the vinyl 'gutter-like' channel painted the building color ("Bridgewater Grey" manufactured by Du-Lux) and maintained by the unit owner, all piping to the second floor shall be installed along eaves.**
- 3. All pipes that enter the unit shall be installed alongside window trim as per sketch provided, and shall be painted to match building color ("Bridgewater Grey" by Du-Lux) and maintained by the unit owner.**
- 4. Unit owner agrees to accept all responsibility associated with split vent air conditioning installation, including maintenance, replacement and repair, and this responsibility shall pass to ALL future owners as well.**
- 5. Unit owner must submit to the Board a drawing that is in keeping with the above considerations along with Proof of Certification from the installer.**

FOR ALL UNITS regarding AIR CONDITIONING INSTALLATIONS:

Please note that these guidelines describe and allow installation at the rear and sides of units, and **NOT** in the front, shared, common entrance façade or through any window.

Please note that approval of the Board of Directors is required **BEFORE** any exterior modifications may begin and that approval will be based on documentation submitted to the Board that is in keeping with the above considerations.

This policy is written in consideration of the By-Laws, Article IX, 2.D, which indicates "No structural alteration, construction, addition or demolition of any townhouse or the common areas shall be commenced or conducted, without the prior written approval of the Board of Directors."