

ICCAssn EXTERIOR MODIFICATIONS to Units: IV

Through-Wall Air Conditioning Installation Policy

Initiated c.1998; 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 **Through-Wall Air Conditioning Units**. Please use these guidelines when you seek approval from the Board for installation.

- 1. Condenser units may only be installed through an exterior, rear wall of the owner's unit, and all electrical service from the unit shall be installed indoors and to code.**
- 2. The unit shall be installed through the wall immediately to the right or the left of the existing triplex window in the downstairs Living Room or the upstairs Master Bedroom, depending on the unit and window placement, and horizontally aligned with or nearly with the top of the window.**
- 3. Exterior trim shall not exceed 3" width and shall be painted to match building color ("Bridgewater Grey" by Du-Lux) upon installation.**
- 4. Unit owner agrees to accept all responsibility associated with through-wall air conditioning installation, including maintenance, replacement and repair. 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 Insurance from a professional installer in order to receive approval for the proposed installation.**

FOR ALL UNITS regarding AIR CONDITIONING INSTALLATIONS:

Please note that these guidelines describe and allow installation through the exterior rear walls of units only. No air-conditioning system may be installed 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."