

## *Moreland Courts Condominium Association, Inc.*

### **AMENDMENT TO CENTRAL AIR CONDITIONING POLICY**

All Central Air Conditioning Units must conform to the general standards set forth in the MCCA Remodeling Policy and Procedure and the MCCA Standards and Specification Manual.

#### **Installation of Central Air Conditioning Units:**

Central air conditioning units (hereafter referred to as central air units) are the type that require the use of:

- 1) An electrical air compressor (generally installed outside the building on the roof or other locations), and
- 2) An air cooling unit (generally installed within the Owner's Unit that is to be centrally air conditioned).
- 3) Forced air is produced by the compressor and delivered to the air-cooling unit through metal or plastic pipes that are installed in various parts of the Common Areas/ Elements between the compressor and the air cooling unit.
- 4) The cool air produced by the air cooling unit is transported through the pipes in the walls and ceiling of the Owner's Unit to cool the various rooms within the Unit.

#### **For approval to install a central air unit:**

- 1) The Unit Owner must file a written request with Management seeking approval to install a central air unit.
- 2) Management must be made aware of the person or persons whom the Unit Owner wishes to hire to install the central air unit, and the Unit Owner must be in full compliance with all other rules found in Remodeling Policy and Procedure.
- 3) Management will, if requested by the Unit Owner, identify one of or more qualified persons or organizations that are familiar with the Association (including the installation of central air units) should the Unit Owner so desire.
- 4) Management will meet with the Unit Owner to discuss the various steps that must be taken to obtain the approval of the Association to install the central air units.
- 5) Any approval will include a provision dealing with the Unit Owner being Responsible for providing the necessary electricity to operate the central air unit.

- 6) All air cooling units must install a pan to collect any water that might drip (a drip pan) and must be equipped with one or more safety shutoff devices to prevent water from overflowing the drip pan and damaging Common Areas/Elements and/or other Units.
- 7) All piping, conduit, etc. that is to be run in any Common Area/Element may be so done only with the permission of Management. At no time shall any piping, conduit, etc. be run on the outside of the building unless written Management approval has been given.
- 8) Any air compressors to be installed in any Common Area/Element may be so done only with permission of Management and must conform to all current or future standards so that building infrastructure (e.g. roof) is properly protected. At no time shall an air compressor be installed unless written Management approval has been given.
- 9) The Unit Owner must understand that, from time to time, it may be necessary for the Association to move any part of the air conditioning system to service the building infrastructure or utilities that are next to or near to any part of the central air unit (e.g. pipes, electric wires, air ducts, the compressor, and the air cooling unit). The cost to remove and reinstall the central air unit is the Unit Owner's responsibility and will be charged to the Unit Owner.
- 10) The Unit Owner is responsible for all repair costs due to damage caused by the Unit Owner's central air unit or the installation and maintenance thereof.
- 11) The Unit Owner has an ongoing responsibility to maintain and repair the central air unit so that noise is kept to a minimum.
- 12) After the installation of the central air unit is completed, the Unit Owner shall notify Management to obtain the written approval of compliance set forth in this policy.