

East Lake Condominium Amendment to Split Air Installation Guidelines

The East Lake Condominium Association Board of Directors held a virtual meeting on May 14, 2020 and unanimously voted to amend the East Lake Condominium Split Air Guidelines dated August 8, 2018. This amendment titled East Lake Condominium Amendment to Split Air Installation Guidelines replaces and supersedes the Split air Installation Guidelines dated August 8, 2018.

DISCLAIMER

THIS DOCUMENT IS NOT AN APPROVAL. IT IS AN INFORMATIONAL GUIDE TO ASSIST OWNERS WITH THE APPLICATION REQUIREMENTS AND EXPEDITE THE PROCESS FOR OWNERS. ALL REQUESTING OWNERS WILL RECEIVE A WRITTEN APPROVAL WHICH WILL INCLUDE MANDATORY CONDITIONS FROM THE BOARD OF DIRECTORS. THE CONDITIONS OF THE BOARD APPROVAL MAY VARY FROM THE INFORMATION CONTAINED IN THE SPLIT AIR INSTALLATION GUIDELINES [FORMERLY TITLED SPLIT AIR INSTALLATION POLICY]. THE WRITTEN BOARD OF DIRECTORS APPROVAL AND CONDITIONS IS FINAL. NO WORK CAN TAKE PLACE UNTIL THE FORMAL WRITTEN APPROVAL FROM THE BOARD OF DIRECTORS HAS BEEN ISSUED TO THE UNIT OWNER.

Requirements:

- An ELCA Architectural Variance Form is required with all standard conditions in place.
- Condenser must have a [Cooling] decibel level below 55 [Heat below 59]
- Condenser cannot be any larger than four feet by four feet [4'x4'].
- Location Options [**Pending Written Board Approval**]:
 - Condenser must be placed under the deck whenever possible. If not possible, it must be placed on the side of the unit or the deck side of the unit; the condenser cannot be visible from the street.
 - The condenser must be placed on an approved pad. If the surrounding terrain is not suitable for ground installation, the condenser may be attached using appropriate condenser hanger; the condenser cannot be attached directly to the unit, only the hanger.
 - Condenser must be camouflaged. The enclosure must be a composite material, standard lattice and colored or stained to match the unit.
- All outside components, piping, etc. must be stained to match the unit color.
- The Unit Owner requesting the air conditioning approval must notify their abutting neighbors and provide the Board with their written acceptance of location and/or any concerns from the abutters that need to be addressed.
- The Unit Owner shall be responsible for all expenses associated with the system; to include all related equipment and accessories, damages to the common area, owner unit, and/or neighboring units impacted by improper installation, faulty operation, or inadequate maintenance. If an owner does not perform necessary maintenance requested by the Board of Directors in the time frame provided, the association will provide the service and the unit owner's account will be charged accordingly.

- The Unit Owner shall be responsible the cost of relocation if necessary and for all costs for removal and/or re-installation if removal of the condenser and/or any exterior components is necessary to facilitate Association maintenance of the common/limited area.
- Installation must comply with all applicable codes and be installed in accordance with the manufacturer's specifications.
- The Unit Owner[s] must sign and return an original copy of the Transfer of Responsibility **before** the final written approval from the Board of Directors will be granted. The Transfer will be recorded at the Sullivan County Registry of Deeds; the Unit Owner will be responsible for the cost of the recording fees.
- The Unit Owner is responsible for obtaining any permits required by the Eastman Community Association and/or Town of Grantham.
- No changes can be made to the original request and documents provided to the Board by the Unit Owner without the additional written approval of the Board of Directors.

Architectural Variance Form

A completed request form is required with all standard conditions in place. The request must include the following to be valid:

1. A sketch detailing the location of the condenser and all associated exterior piping.
2. Detailed specifications to include:
 - Decibel levels;
 - Condenser Dimensions;
 - Installation specifications for the condenser and all exterior components;
3. Current Certificates of Liability and Worker's Compensation Insurance for all contractors working on site; [Includes all Sub-Contractors]
4. All Plumbing, Electrical and Propane work must be performed by licensed and insured contractors; please provide:
 - a. Contractor Name and Contact Information;
 - b. License Number;
 - c. Certificate of Liability Insurance;
 - d. Certificate of Worker's Compensation Insurance if contractor has employees.

Amended by the East Lake Condominium Board of Directors on May 14, 2020.

Joseph Giordano
Cynthia Bagley
Rich Cecchetti