

**OAK BRIDGE CONDOMINIUM ASSOCIATION**



**A/C INSTALLATION POLICY**

Unit owners are permitted to install a wall mounted air conditioning unit within the confines of the small deck to the Unit ONLY under the following conditions:

1. All work is to be performed by an insured contractor naming the Association as an additional insured. Contractor must also hold proper licenses as required by law.
2. Management must be notified of the desired installation at least 1 week and not more than 6 weeks prior to the date of installation.
3. The wall mounted air conditioner MUST be within the confines of the deck.
4. The air conditioning unit cannot be mounted less than 70 inches from the deck floor.
5. The air conditioning unit as mounted must not interfere with the normal operation of the storm door.
6. The air conditioner installed cannot exceed 10,000 BTUs.
7. Installation of any air conditioner shall be a unit owner expense and deemed part of the Unit.
8. The air conditioning unit must be properly maintained at the expense of the Unit Owner.
9. At no time is the air conditioner to be removed for a period longer than 6 hours leaving the opening exposed to the weather.
10. The Unit Owner is responsible for any damage caused to common area or other units as a result of the air conditioner as installed (i.e. water leaks within the wall).
11. The Unit Owner is required to install trim around the air conditioning unit which will match the trim throughout the property in color and style. The trim will be considered part of the project and is to be installed no more than 48 hours after the initial installation.

Acknowledgement of the terms noted above:

Unit Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Unit # \_\_\_\_\_