

Air Conditioning, Central Units

If a Member plans are to install central air conditioning, the Member must adhere to the following policies:

1. An approved Installation/Alteration Permit is required.
2. The installer's mechanical license number must be included with this request. Permits will not be granted without this number.
3. It is the Member's responsibility to be present at the time of installation and for any follow up inspections required. Management will not give the Member's contractor access to the townhouse.
4. The air conditioning unit must be placed in an area approved by Management.
5. The electrical box for the central air conditioning unit must be locked or otherwise sealed to prevent easy access.
6. It is the Member's responsibility to ensure that the exterior condensing coil is kept clean and free of debris. Build up of weeds, leaves, dust, etc., will result in improper refrigerant pressure. This can cause the evaporator coil, which is located inside on top of the furnace, to ice up and leak water into the furnace.
7. It is the Member's responsibility to change, at their own expense, the filter every two months. If this is not done, the evaporator could ice up causing water to leak into the furnace.
8. Maintenance of the complete air-conditioning unit is the sole responsibility of the Member. The Cooperative has no responsibility regarding any portion of the air-conditioning unit.
9. Any repairs/damage to the furnace caused by the installation or operation of central air conditioning will be the Member's responsibility.
10. If the central air conditioning unit is removed the yard area must be restored to acceptable conditions.
11. If the central air conditioning unit is removed the furnace must be restored to its original condition.
12. While the cooperative does not require its Members to have renters insurance, it is strongly recommended if your plans are to install a central air conditioning unit.
13. After completion of work, the air conditioning unit must be inspected by Management. If it does not conform to the required policy, it must be corrected or removed at the Member's expense.

Air Conditioning, Central Units

14. The Board of Directors reserves the right to require a central air conditioning unit to be removed for any reason and the area restored to its original condition. If the Board of Directors should require the removal of the central air conditioning unit and it is not removed, the Member will be charged for the removal and restoration.