

GINGRAS GARDEN

CONDOMINIUM ASSOCIATION

POLICY RESOLUTION 2002-3

WINDOW AIR CONDITIONERS

WHEREAS Article III, Paragraph (3), Section (g) of the By Laws grants the Board, "Officers of the Association", the powers specifically conferred upon by the Act, the Declaration, and the By Laws and all other powers and duties necessary for the administration of the affairs of the Condominium Association; and,

WHEREAS the Board of Directors has the power to amend and adopt rules and resolutions as outlined in the By Laws to manage the affairs and control the common areas of the Association; and,

WHEREAS the Board deems it necessary to regulate and control the use of window air conditioners, their use and upkeep, the association has established the following:

The Association recognizes the need for comfort and health reason and a desire to have units cooled in the heat of summer. When the units were built, an air conditioning unit was considered a luxury. In today's economy, they are economical and plentiful.

The windows and doors of the unit are the responsibility of the Association as capital replacement items. The Association is in the process of a replacement program for all windows with vinyl thermo windows. These windows are not designed to support a freestanding window air conditioner.

The use of the window air conditioners has caused damage to the windows, frames and sills of the building in addition to being a noise pollutant and cannot be allowed to continue without proper regulations:

1. Window A/C unit will be allowed for economic reasons, however the use of central or in line through the wall units are encouraged whenever possible.
2. No window A/C unit will be allowed to remain on a unit from October through April of each year.
3. No window A/C unit will exceed 10,000 BTU in capacity.
4. No window A/C unit will be allowed to be attached to the window frame or sill of the exterior of the building and must be free standing. No stress may be put on the window frame.
5. All unit owners will be required to get written permission to install a window A/C unit each time one is installed. The installation will have to be approved by the Board. All unit owners are encouraged to use central air systems when ever possible. Written permission to install this type of system is also required on an annual basis due noise and location restrictions.

PENALTIES:

Failure to comply with the procedures outlined in this Policy Resolution will result in an assessment of fines as may be determined by the majority vote of the Board of Directors. Fines may not exceed \$100.00 per occurrence and the cost to remedy any damages caused and to enforce compliance.

Duly adopted by the Board of Directors this 17th day of June 2002 and recorded in the minutes. Effective 7/1/02. Amended June 19, 2006 and recorded in the minutes Effective 7/1/06

Attested:

Secretary of Gingras Gardens