

FAIRVIEW TOWNHOUSES ASSOCIATION, INC.

REQUIREMENTS FOR INSTALLATION OF AN AIR CONDITIONER UNIT

Only one window air conditioner unit will be allowed to be installed on a unit at any time. No units will be permitted to have a window unit, which have already been approved by the Association for a swamp cooler unit on the roof. Swamp Coolers must be approved by the Fairview Townhouses Association, Inc. before installation. Contact Management regarding information to install a swamp cooler or air conditioner unit prior to installation.

An air conditioner unit may be installed after the following conditions have been met and approved by the Fairview Townhouses Association, Inc. Management and/or Board of Directors.

- 1) The owner will need to contact the Fairview Townhouses Association, Inc. Management in writing to acquire approval to install a window air conditioner unit prior to installation.**
- 2) The window unit and/or their supports cannot be attached to the siding, window frames, roofs or any common areas.**
- 3) No over-sized or conspicuous unit which would affect the aesthetics of the complex will be permitted to be installed. Unit must fit within the window.**
- 4) Any installation must be completed in a professional manner so as not to cause any damage to siding, windows, roofs, gutters, electrical, wiring, structure or any common areas of Fairview Townhouses Association, Inc.. The owner will be responsible for all costs of labor and materials to repair any damage that might occur do to the air conditioner unit. Owner will be required to sign a waiver relieving the Fairview Townhouses Assoc., Inc. of any and all liability and responsibility for the function, use and any damage that may arise from the air conditioner unit. In the waiver the owner will agree to take on full responsibility and liability for the installation, future repairs and maintenance and any and all damage that may occur to the siding, roof, gutters, windows, electrical, wiring, structure or any common areas of Fairview Townhouses Assoc., Inc. that may be adversely effected from the owner's air conditioner unit.**
- 5) Unit(s) are not allowed to be installed in the windows prior to May 1st of any given year and must be removed from the window no later than the last day of October of each year. (Unit(s) are not allowed to remain in the windows during the winter months.) Any party not removing their unit will be assessed a \$100.00 fee and the Association will hire someone to remove the unit at owner's cost and expense.**
- 6) All installations must be completed in a professional manner using an appropriate window mounting kit. The use of tape, cardboard, or unfinished plywood is prohibited. All installations must be approved by the HOA manager and/or Board of Directors. The maintenance of the unit and it's installation must meet the approval of the HOA manager and/or Board of Directors. The HOA Manager and/or Board of Directors will approve installations and maintenance based on their sole discretion.**

IMPORTANT NOTICE: Any owner who installs or whose tenant installs an air conditioner unit without first acquiring written approval from Fairview Townhouses Association, Inc. as stated herein will be considered to be in violation.

All owners should contact the Fairview Townhouses Association, Inc. Property Management, at 2128 Railroad Ave., #105, Rifle, CO. 81650 or (970) 625-3992 to obtain the necessary information for obtaining permission to place a window air conditioner unit.

“HOA” refers to the Homeowners Association.

Initials: _____

