

## Chaparral Estates Air Conditioning Policy

To uphold the aesthetic and structural integrity of the condominium community, Chaparral Estates has established the following air conditioning policy:

### 1. Unit Boundary Requirements:

- In accordance with Chaparral Estates Bylaws, all air conditioning units must be located entirely within the unit boundary. Window-mounted units that protrude beyond the window frame and alter the building's exterior appearance are strictly prohibited.

### 2. Permissible Configurations:

- Freestanding air conditioning units situated solely within the unit boundary are allowed with written Board approval. These units may include window venting, provided that no part of the venting extends beyond the window frame.

### 3. Approval Process:

- Central air conditioning systems will be reviewed and approved on a case-by-case basis.
- Written Board approval is required for all air conditioning installations and must comply with the *Chaparral Estates Electrical Policy*.

### 4. Location Guidelines:

- All air conditioning units must be placed adjacent to the owner's unit and comply with community guidelines.

### 5. Submission of Technical Specifications:

- Owners must provide the Board with the technical specifications of the proposed air conditioning unit prior to approval.

### 6. Noise Limitations:

- Approved air conditioning units must operate at or below a noise level of 72 decibels (dB).

### 7. Cost Responsibility:

- All expenses related to the purchase, installation, and operation of the air conditioning unit are the sole responsibility of the unit owner.

### 8. Contractor Requirements:

- Owners must ensure that installation is carried out by a licensed, bonded, and insured contractor. The installation must be completed in a professional and workmanlike manner; please refer to the *Chaparral Estates Electrical Policy* for further details.

**9. Owner Responsibilities:**

- The unit owner is responsible for insuring the air conditioning unit.
- Maintenance, repair, and eventual replacement of the air conditioning unit are the responsibility of the current and subsequent unit owners.

**10. Repair of Damages:**

- Any damage caused to the exterior of the condominium building because of the air conditioning unit's installation will be repaired at the unit owner's expense, to the satisfaction of the Board; please refer to the *Chaparral Estates Owner Damage Policy*.

By adhering to this policy, Chaparral Estates aims to balance the comfort of residents with the preservation of the community's shared aesthetic and infrastructure.