



360 Community Management

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RULES & REGULATIONS AMENDMENT ARCHITECTURAL STANDARD – A/C UNITS

The following will be added to Architectural Standards:

Owners wishing to replace their A/C unit must first obtain written architectural approval and must adhere to the following guidelines:

1. All work must be done by a licensed & insured contractor.
2. If either the A/C unit or the concrete pad it sits on is larger than the existing components, this must be specifically noted on the application.
3. Any new penetrations into the building must be specifically noted on the application with the dimensions of the opening and a clear photograph of the area.
4. Any abandoned penetrations must be reported to Management immediately after the installation of the new unit. All abandoned openings will be repaired by the Association and billed to the Homeowner.
5. Any landscape modifications, removals and/or replantings needed to accommodate the removal or installation of an A/C unit will be at the cost of the Homeowner. All landscape work must be done by the Association's landscaper.
6. The placement of any component in the attic of any unit is ***strictly prohibited***.
7. Any damage caused to the common area and/or any other unit(s) as a result of the removal or replacement of an A/C unit is the full responsibility of the Homeowner.
8. All future maintenance and repairs of the A/C unit are the responsibility of the Homeowner.
9. Window A/C units are not permitted.