

Requirements for declaring emergency need for a “mini split” installation:

- 1) Unit owner must demonstrate a sufficient need. i.e. medical condition, doctors statement
- 2) Legal reasoning for switch provided by a documented Licensed HVAC installer determining nature of the emergency?
- 3) Routine maintenance shutdown on cooling towers does not qualify as an emergency need.
- 4) Requirement of all necessary permitting is met at the expense of the unit owner requesting installation
- 5) Requirement of signed submission form that the owner is solely responsible for any and all damage caused by the installation of the mini-split unit and is fully responsible to remove and restore the balcony to its original condition with the sale of the property. Additionally, unit owner is responsible for removal necessitated to repair of balcony.
- 6) BOD majority approval after all conditions are met and provided

Further More; The following guidelines for installation will be acknowledged and verified with the unit owner and management prior to and after installation.

License and Insurance:

Mini-split must be installed by a licensed contractor who must file a copy of the contractor's insurance certificate and license with RBC association manager before the contractor is allowed on RBC property.

Power:

Unit owner will relinquish power to the old unit with full understanding of commitment to existing costs for common element cooling towers.

Location of placement:

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All parts of mini split installation must be installed at or below the height of that unit's balcony rail and on the side wall divider (for those units with no divider wall, then on adjacent wall next to balcony door. Any odd variations will need to be approved by the BOD.

Puncture to building:

Unit owner is wholly liable for a punctured or damaged balcony seal and any and all other damage caused by the unit owners installation of the unit owner's mini split.

Draining: The entire drain line must be in working order. All owners who wish to install a mini split must use a contractor approved by the association manager to repair whatever parts of that owner's entire drain line that isn't in working order. Once the association manager confirms in writing that the drain line is in working order the maintenance of the drain line from that time is wholly the responsibility of the association.

Ambient Noise Limit. Mini split will conform to 32 decibel or lower on average. If a unit becomes out of repair, the unit owner will immediately shut down the unit until repair or replacement is completed.