

Hunter's Ridge Townhomes Association, Inc.
Resolution 2002-1

Subject: Air Conditioners/Swamp Coolers/Central Air

Purpose: The purpose of this Resolution is to clarify and enforce provisions in the Declaration of the Hunter's Ridge Townhomes Association, Inc. relating to the installation of air conditioners/swamp coolers and central air conditioning.

Authority: Article V, Section 2 and Article X, Section 18 of the Declaration of Covenants, Conditions and Restrictions of Hunter's Ridge Townhomes Association.

Rule: 2002-1.1 Written approval must be given prior to the installation of any central air unit. Plans must be submitted at least thirty (30) days prior to anticipated installation of the unit.

2002-1.2 All window air conditioning and swamp cooler units may be installed only between the dates of May 15th and October 31st. All such units must be removed on or before October 31st. Written approval is not required for such installation provided that no alteration to the outside of the building is made in installation. Such unit may not be affixed to the building in any fashion and any damage resulting from the unit will be repaired and charged back to the individual owner of the unit.

Enforcement: These provisions shall be enforced in accordance with the provisions of the Townhome Declaration for the Hunter's Ridge Townhomes Association, Inc. as follows:

First offense: A unit owner with an unapproved central air unit will be notified in writing of the violation and allowed fifteen (15) days to correct the violation. Any window air conditioner or swamp cooler installed prior to May 15th or after October 31st will be notified in writing of the violation and will be allowed five days to correct the violation.

Second offense: Non-compliance to the First Offense notification within the time specified for correction will result in a fine with a notification of hearing before the Board of Directors.

Failure to appear at the hearing or continued non-compliance to the rule will result in incremental fines of \$25.00 per day of violation after notice of the violation.

Notice: Notice of the provisions of this resolution will be made by mailing a copy of the resolution to each owner at the address shown on the records of the Association at the time of the adoption of the resolution and by making this resolution a part of the Rules and Regulations of the Hunter's Ridge Townhomes Association, Inc.

Effective date: This Resolution shall become effective this 20th day of June, 2002.

Adopted this 19th day of June, 2002 by the Board of Directors of the Hunter's Ridge Townhomes Association, Inc.

Attest:

Janna Remington
Secretary

[Signature]
President