

ANDALUSIA HOA
APPLICATION FOR MINI-SPLIT AIR CONDITIONING INSTALLATION
(EXISTING UNITS ONLY)

February 7, 2008

Owner(s): _____

Address: _____

Property Address (if different): _____

Telephone: _____ Email: _____

My application is hereby submitted to install a mini-split ductless air conditioning system at my Andalusia property as indicated above.

I understand that Andalusia HOA desires to provide **Existing Unit** Residents (only) with an option for the installation of an air conditioning system that provides for resident comfort while at the same time, **and at all times, preserving the appearance and aesthetics of the community**. Since the installation of a mini-split ductless air conditioning system requires the use and modification of Homeowner Association Property, I understand my responsibility and liability, at all times, to conform to HOA requirements. In exchange, I am being granted permission, on an exception basis, to use HOA common property and to impact or modify internal physical structures that normally would be the responsibility of the HOA. Furthermore, these modifications are reserved for my exclusive use.

Owner's Initials Required For Approval Of Each Item:

_____ I agree to use the services of **JMT Mechanical Heating and Air Conditioning ("JMT")**, 150 Mason Circle, Unit K, Concord, CA 94520, telephone (925) 363-9940. I understand that JMT will provide a price quotation for both the mini-split ductless air conditioning unit and its installation, and that JMT will perform the entire installation of a mini-split ductless air conditioning unit in my residence.

_____ I understand and agree that I will negotiate directly with JMT for the payment of both the air conditioning unit and its installation. The HOA is not responsible for any costs nor is it receiving any compensation for this project.

_____ **I understand that before any work can proceed for my property, Andalusia HOA must formally approve any proposed interior and exterior modifications required by the installation. These modifications will be provided to both me and the HOA by JMT, and must be attached to this application. I further understand the HOA meetings take place only once each month, on the 4th Wednesday of each month.**

_____ I understand that, depending on the configuration of my property, I may also be required to provide the following as part of this installation:

_____ Replacement of landscaping and/or additional landscaping to reduce or eliminate the visual impact of condensers placed on HOA grounds.

_____ Decorative covers to reduce or eliminate the visual impact of condensers placed on patios and balconies.

_____ Piping installed along an outside wall must be placed inside a cover that is similar or identical to the downspouts of my building.

_____ Additional electrical work required for the air conditioning system.

_____ Any installation requirements (subject to HOA approval) specified by JMT.

_____ After installation, additional aesthetic adjustments as required that were not understood or perceived at the time of quoting and specification by JMT.

_____ I understand **that neither the HOA nor CMS Property Management assume any liability** for the work performed. All liabilities and warranties for the work performed will rest with me and with JMT, and with the manufacturers of the air conditioning equipment that is installed on my property.

Signature(s): _____ Date: _____