

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

**Overview**

Unit Owners 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, Unit Owners understand their responsibility and liability, at all times, to conform to HOA requirements. In exchange, Unit Owners, upon submission of an "Architectural Modification Request", may be 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 Unit Owner's exclusive use.

**Additional Items for Consideration**

1. Unit Owners agree to use the services of an approved air conditioning vendor (see "Contacts and Resources" page on HOA website). Unit Owners understand that this vendor will provide a price quotation and proposal for both the mini-split ductless air conditioning unit and its installation, and that this vendor will perform the entire installation of a mini-split ductless air conditioning unit in Unit Owner's residence.

2. Unit Owners understand and agree to negotiate directly with the approved vendor 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.

3. Unit Owners understand that before any work can proceed for a property, Andalusia HOA must formally approve any proposed interior and exterior modifications required by the installation, as outlined in an "Architectural Modification Request" submitted to the HOA Board. These modifications will be provided to both Unit Owner and the HOA by the approved vendor and must be attached to the "Architectural Modification Request".

4. Unit Owners understand that, depending on the configuration of their unit, Unit Owner may also be required to provide the following as part of this installation:

- a. Replacement of landscaping and/or additional landscaping to reduce or eliminate the visual impact of condensers placed on HOA grounds.
- b. Decorative covers to reduce or eliminate the visual impact of condensers placed on patios and balconies.
- c. Piping installed along an outside wall must be placed inside a cover that is similar or identical to the downspouts of that building.
- d. Additional electrical work required for the air conditioning system.
- e. Any installation requirements (subject to HOA approval) specified by approved vendor.
- f. After installation, additional aesthetic adjustments as required that were not understood or perceived at the time of quoting and specification by the approved vendor.

5. Unit Owners understand **that neither the HOA, UNC Property Management nor Community Management Services (CMS) assume any liability** for the work performed. All liabilities and warranties for the work performed will rest with Unit Owner and with the approved vendor, and with the manufacturers of the air conditioning equipment that is installed on Unit Owner's property.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_