



ANNUAL AIR-CONDITIONING SERVICE REQUIREMENTS

All unit owners must have their air-conditioning unit serviced yearly. The service must include the compressor, condenser, evaporator coils, air handler, DVA unit, heating and cooling elements and replacement of air filters. Clearing the drain pipe with vacuum suction and applying anti-fungal/bacterial solutions must be included.

The individual unit owner can schedule this service with any licensed HVAC company. It is important that the service date be noted on your air-conditioning unit. You should also maintain a copy of your invoice or service agreement.

If there is an overflow of water or other issues causing damage to the hallway carpet and/or hallway walls requiring clean-up. You will need to show that your unit was serviced within the year prior to the incident.

If you can prove that your unit was properly serviced prior to the year of the incident you will be charged only for the cleanup expenses. Which may include but not limited to water removal, mold prevention, and carpet cleaning and/or drying.

Failing to have proper validation, showing yearly maintenance of your A/C unit, The Fining Committee will act on behalf of The Board and impose a fine as determined by The Fining Committee as well as recovering costs for all cleanup expenses.