

WEST COVE B CONDOMINIUM
BOARD OF DIRECTORS
RULES AND CONSIDERATIONS FOR
MINI-SPLIT HEATING/AIR CONDITIONING SYSTEM INSTALLATION

AMENDED AUGUST 10, 2020

1. All installation and maintenance (in accordance with system manufacturer's recommendations or as requested by the Board of Directors) of any such system so installed shall be the sole responsibility and expense of the Unit Owner and such responsibility shall run with the Unit.
2. A Unit Owner installing such a system shall be required (at Unit Owner's expense) to adequately screen or enclose the external condensers as directed by the Board of Directors in their sole discretion. All enclosures shall be stained to reasonable match the Unit color or as otherwise required by the Board of Directors.
3. All exterior piping of the system shall reasonably match the color of the Units.
4. The location of the external condensers shall be determined by the Board of Directors in their reasonable discretion taking into account:
 - (a) the impact (sound and aesthetics) on abutters;
 - (b) installation and maintenance feasibility; and
 - (c) Unit Owner preference.
5. These Rules are solely related to ductless mini-split heating and air conditioning systems and other substantially similar systems. Note the following mandatory conditions:
 - **Cooling – decibels cannot exceed a maximum of 55 decibels**
 - **Heating – decibels cannot exceed a maximum of 58 decibel**
 - **Dimensions – condenser cannot exceed 55"x 45" x 15"**
6. The provisions of Article 5, Section 6 of the West Cove B By-Laws shall apply to Unit Owner requests for permission to install ductless mini-split systems.
7. All such installations of mini-split systems shall require formal approval by the Board of Directors.

Amended and Adopted by the WCB Board of Directors on August 10, 2020.

Jason Craven
Moir Rice
James Donoghue