

**ASSOCIATION OF APARTMENT OWNERS
OF WAILEA FAIRWAY VILLAS**

**RESOLUTION 2022-10
(replaces Resolution 2013-1)**

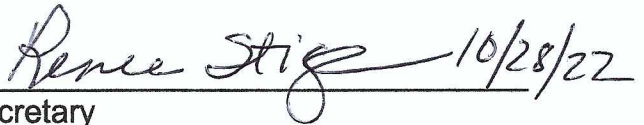
RESOLVED as follows:

1. The attached Policy, entitled **Air Conditioner Policy**, is adopted by the Board of Directors (Board).
2. This resolution supersedes all prior policies, resolutions and other actions of the Board pertaining to this subject.
3. Owners will submit applications for alterations or additions to unit air conditioning systems to the Site Manager. The Site Manager will review applications for completeness and then forward to the Board of Directors (represented by designated Directors) for approval.
4. The Board is authorized to approve applications, in consultation with the Site Manager, for alterations or additions to unit air conditioning systems that in their discretion, determine compliance with the Policy.
5. If the Board, in their discretion, determines that an application does not comply with the Policy, they may (a) deny the application or (b) approve the application subject to conditions that they determine are necessary for the work to comply with the Policy. If the application is conditionally approved, the Owner may proceed with the work only after agreeing in writing to the conditions.
6. All work is subject to inspection and approval of the as-builds by the Board, Site Manager or designee. In all cases, before proceeding with the work, the owner must agree in writing to complete the work to the satisfaction of the Board and if the owner fails to do so, the Association may complete the work and assess the cost thereof to the owner.
7. If the Board denies or conditionally approves an application, the Owner may appeal the decision to the full Board, which will hear the appeal at its next regular meeting and issue a decision within 30 days of the hearing.

CERTIFICATE

I hereby certify that the above resolution was adopted pursuant to the above sections of the DECLARATION OF CONDOMINIUM PROPERTY REGIME OF WAILEA FAIRWAY VILLAS and the BY-LAWS OF THE ASSOCIATION OF APARTMENT OWNERS OF WAILEA FAIRWAY VILLAS by the Board of Directors of the Association, at a Board meeting on October 28, 2022; and duly entered in the book of minutes of the Association, and this Resolution is in full force and effect.

DATED: Kihei, Hawaii, October 28, 2022.

 10/28/22
Secretary
ASSOCIATION OF APARTMENT
OWNERS OF WAILEA FAIRWAY
VILLAS

Print Name: Renee Stigers

Wailea Fairway Villas
Air Conditioner Policy

Background - This policy addresses requests by owners to add, upgrade, or replace air conditioning units.

All requests must be submitted to the Site Manager and approved by the Board of Directors (represented by designated Directors) who will follow this Board approved policy.

2 Bedroom units - located at the end of the building, ground floor.

Must use existing area for equipment located on the ocean side lanai and use protected pipes and wiring placed at base of exterior walls.

2 Bedroom units - located center, ground floor.

Must use existing area for equipment located on the ocean side lanai and must place all necessary piping and wiring in or on interior walls.

2 Bedroom units - located at the end of the building, second story.

Must use existing area for equipment located on the ocean side lanai and must place all necessary piping and wiring in or on interior walls and in the attic space.

2 Bedroom units - located center second story.

Must use existing area for equipment located on ocean side lanai and must place protected pipes in or on interior walls or in attic space.

3 Bedroom units.

Additional air conditioning condensers shall be located on the ground floor in the least obtrusive space, usually under the front bedroom window on the unit entry door side of the unit. The approximate measurements shall be: 2.5-3.5 feet long; 2-2.5 feet high; and 1-1.5 feet deep. Units shall be concealed by appropriate foliage as determined by the Site Manager. All costs incurred to remove or replace landscaping shall be paid by owner. All units shall be tan or cream color to match as close as possible the stucco exterior of the buildings.

All air handlers shall be mounted on interior, not common, walls.

Resolution 2022-10 (replaces Resolution 2013-1)
October 28, 2022