


ASSOCIATION OF APARTMENT OWNERS OF  
WAILEA FAIRWAY VILLAS

RESOLUTION 2013-1

RESOLVED as follows:

1. The attached Policy, entitled Air Conditioner Policy, is adopted by the Board.
2. This Resolution supersedes all prior policies, resolutions and other actions of the Board pertaining to this subject
3. The Site Manager is authorized to approve applications for alterations or additions to unit air conditioning systems that he, in his discretion, determines comply with the Policy.
4. If the Site Manager, in his discretion, determines that an application does not comply with the Policy, he may (a) deny the application or (b) approve the application subject to conditions that he determines 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.
5. All work is subject to inspection and approval of the as-built condition by the Site Manager. In all cases, before proceeding with the work, the owner must agree in writing to complete the work to the satisfaction of the Site Manager and that if the owner fails to do so, the Association may complete the work and assess the cost thereof to the owner.
6. The Site Manager may refer any application for such work to the Board for decision.
7. If the Site Manager denies or conditionally approves an application the Owner may appeal the decision to the Board, which will hear the appeal at its next regular meeting and issue a decision within 30 days of the hearing.

This resolution was duly adopted by the Board of Directors at its meeting held on January 17, 2013, and shall be effective as of January 17, 2013.

  
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President

1-28-13  
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Date

Resolution 2013-1 Air Conditioner Policy

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 approved by the Site Manager who will follow this policy as set forth by the Board of Directors.

2 Bedroom units – located at the end of the building, ground floor.  
Must use existing 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 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 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 equipment on ocean side lanai and must place the protected pipes in or on interior walls or in the attic space.

3 Bedroom units –  
Additional air conditioning units shall be located on the ground floor in the least obtrusive space, usually under the front bedroom window. The approximate measurements shall be: 2-5-3.5 feet long, 2-2.5 feet high, and 1-1.5 feet deep.

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.

Units shall be concealed by appropriate foliage as determined by the Site Manger. All costs incurred to remove or replace landscaping shall be paid by owner.

Resolution 2013-1  
January 17, 2013