

Island Pointe Condominium Association Policy Relating to the Installation of Replacement Condominium Unit Owned Rooftop HVAC Equipment – March 2016

The purpose of this policy is to provide for the sensible use of the limited space on the existing common element rooftop HVAC equipment stands for the functional life of the existing stands. These policies will further provide that all unit owners will have adequate room on the existing HVAC equipment stands for future replacement of their existing rooftop mounted HVAC condensers.

1. Each unit owner is equally allocated the use of the same fractional portion of the width of the existing HVAC stands as the other units on the same stand in the relative position where their current condenser unit is located. i.e.: two units on stand = 1/2, three units on stand = 1/3, four units on stand = 1/4.
2. The installation of replacement HVAC equipment on the stands must leave at least the minimum manufacturer required clearances from adjacent HVAC condensers.
3. All replacement HVAC condensers shall be installed so that the centerline of the condenser is on the centerline of the width of their fractional liner space along the stand.
4. Each interior mounted condenser unit shall be sized so that at least 1/2 of the manufacturer's required minimum adjacent condenser clearance distance remains within the confines of the allocated fractional space on either side abutting the adjacent condenser unit's fractional space on the HVAC stand.
5. Each end mounted condenser unit shall be sized so that at least 1/2 of the manufacturer's required minimum adjacent condenser clearance distance remains within the confines of the allocated fractional space on the side abutting the adjacent condenser unit's fractional space on the HVAC stand.
6. No replacement HVAC equipment and required clearances may encroach into the adjacent condenser unit's fractional space on the HVAC stand.
7. Should a unit owner desire to have replacement rooftop HVAC equipment installed that will require more space along the width than the allocated space of the HVAC stand, the entire expense of increasing the size of the stand shall be borne by the condominium unit owner seeking the expansion. This shall include the expense of relocating the other condenser units sharing the same HVAC stand.
8. Prior to commencement, any HVAC stand modification work shall receive the approval of the Island Pointe condominium association.

9. **Prior to commencement, all proposed rooftop HVAC equipment replacements shall be reported to the Condominium Association by fully completing an Island Pointe replacement HVAC information form.** The form will be available through the Island Pointe office, on-site maintenance personnel, or at the entrance security post. The completed form may be returned to any one of these.
10. Any space or encroachment problems found shall be reported to the condominium association immediately and prior to the installation of any replacement HVAC equipment.
11. All HVAC equipment replacements and HVAC stand modifications shall receive a permit through the Brevard County Building Department.

Signed by: Frank Hurdman Title: President Date 5-11-16

Island Pointe Condominium Association

FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT
F.S. 695.25

State of Florida

County of Brevard }

The foregoing instrument was acknowledged
before me this 11th day

of May, 2016,
Month Year

by Frank Herdman Sr.
Name of Person Acknowledging

who is ~~personally known to me~~ or who
has produced Drivers License

FL/DL 14635-261-49-333-0
Type of Identification

as identification.

[Signature]
Signature of Notary Public

Brian Vesco
Name of Notary Typed, Printed or Stamped



Place Notary Seal Stamp Above

Notary Public — State of Florida

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

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Title or Type of Document: Condo Docs

Document Date: 5/11/16 Number of Pages: 2

Signer(s) Other Than Named Above: None