

CEDARBROOK NORTH HOA
New **Policy** for Installations of New AC/Heater Units

POLICY: We, board of directors of Cedarbrook North HOA, are committed to keeping our fellow residents in homes that are free from leaky roofs that subsequently damage our ceilings, floors, and household items. We feel that arrangements for replacing AC/Heater units must be a coordinated effort between **you**, the **Contractor**, and **Cedarbrook North HOA**.

PURPOSE: The roofs can be compromised easily for a number of reasons, and inspectors cite improperly mounted AC/Heater units as a major contributor with pooling water and subsequent leaking onto other areas of the roof, then down onto ceilings of proximal neighbors. Your safety is also imperative and having **Cranes** in our neighborhood must be arranged with caution in mind.

SCOPE: This **Policy** applies to all Cedarbrook North HOA residents.

RESPONSIBILITIES:

<p>PreAPPROVAL: Lordon Management (800) 729 5673 Ruth Gallarzo ext. 3353 rgallarzo@mylordon.com</p>	<p>Cedarbrook North residents replacing their AC/Heating unit must notify Lordon Management in advance.</p>
<p>CONTRACTOR:</p>	<p>The Contractor for installing a new unit must be licensed and acquire a permit from the Town of Apple Valley before approval from Cedarbrook North HOA</p>
<p>CRANE: Gate guards and neighbors must have prior notice of any crane entering Cedarbrook North to ensure proper vehicle for entrance, and safety to surrounding neighbors.</p>	<p>A crane is the method used for extracting old and lifting in new units. A crane can cause much damage in an accident, so the owner must notify his/her neighbors about the crane-on-site by leaving a legible flyer at your Postal location within Cedarbrook North. This includes notifying the Gate Guards.</p>
<p>AFTER INSTALLATION: Town of Apple Valley: applevalley.org EMAIL: building@applevalley.org Phone (760) 240-7399</p>	<p>The Town of Apple Valley does an inspection. If installation is not up to code, it's the owners'/contractors responsibility to install it up to code. The Town of Apple Valley will reschedule, and inspect again.</p>
<p>NEGLIGENCE:</p> <ul style="list-style-type: none"> • No prior approval • No permit • No prior notice to gate guards and neighbors about Crane entrance. • No inspection for improper wiring, hoses, placement and breaking of water seals. 	<p>If owner doesn't adhere to this policy, and their new installation was determined to have caused a leak to proximal neighbors roofs and ceilings as a result of not following this Policy, then the owner will incur the HOA repair costs for all proximal neighbors affected.</p>
<p>FINE:</p>	<p>\$500.00 including repairs expenses charged to our HOA for roof repairs caused by improper installation.</p>