

Cliff on the Point Phase 2
Rules and Regulations for Compliance for Repair and Replacement
of Condensers/Air Conditioner Compressors

(ver. 2.0 9.24.25)

- Condensers (air conditioner compressors) are limited common elements of the registered co-owner and use is restricted to the co-owner of the unit it services. (Master Deed Article IV COMMON ELEMENTS Section 2(d) .
- The cost of maintenance, repair and replacement of each individual unit above shall be borne by the co-owner of the unit. (Master Deed Article IV COMMON ELEMENTS Section 3 (b) .
- The co-owner shall be responsible for all damage to any common element. (By-Laws Article VI Restrictions Section 13).
- Co-owners and contractors shall not be permitted on any shingled portion of the roof. Debris shall not be thrown from the roof, shall not be left on the roof, and shall not be placed in the dumpsters.
- Each condenser shall be labeled with the unit number or address.
- Only air (compressed gas) may be used to clean compressors. The use of water is prohibited.
- Access shall be only through the roof access hatches of each building.
- All work shall be done by a contractor licensed by the State of Michigan. Contractor must supply and submit proof of insurance. Co-owner or contractor shall obtain any required permits.
- Access for maintenance or repair shall be coordinated with the management company at least 24 hours prior to the expected appointment with the contractor.
- Access for replacement of the unit the management company must be coordinated at least 48 hours prior to installation. A pre-installation meeting may be required.
- All condensers shall be removed and installed by use of a crane.
- Contractors are forbidden from making modifications to the General Common elements. Any necessary modifications (drilling holes, etc.) must be done by a contractor approved by the association board at the expense of the co-owner.
- Replacement condenser lines must use the existing penetrations or approval by the association board and a pre-installation meeting is required.
- The use of non-treated wood (i.e., sleepers) is not permitted.
- A minimum of 5 feet of condenser line shall be provided to allow movement of the unit for replacement or roof repairs.

I, the undersigned owner of (address)

have read and accept responsibility for my contractor. (name and address of contractor)

I have made my contractor aware of these requirements/restrictions.

Signed_____

Printed Name_____

Date_____