



**SAVIN ROCK CONDOMINIUMS ASSOCIATION, INC.**  
283 West Walk, West Haven, CT 06516  
[www.savinrockcondos.com](http://www.savinrockcondos.com)

## **POLICY ON DUCTLESS MINI SPLIT AIR CONDITIONING SYSTEM WITH OUTDOOR HEAT PUMP COMPRESSOR**

**Policy:** The SRCA Board of Directors will consider, on a case-by-case basis, Unit Owner requests to install a Mini Split System with Outdoor Compressor to replace the air conditioning units installed at their Unit. Approval of Unit Owner requests will be subject to the Board, in its sole discretion, being satisfied that the following criteria have been met:

- 1) A Unit Owner wishing to install a Mini Split System with Outdoor Compressor at their Unit has presented a written request to the Board which includes all specifications and diagrams, a plan of installation, and the name and details of a reputable professional installer who will do the installation.
  
- 2) The Board has determined, in its sole discretion, whether a suitable area exists within the Unit's parameters for installation of the Outdoor Compressor so that its installation and operation would not interfere with the quiet enjoyment or peaceful possession of the Property by other residents, or that adversely affects other Units or the Common Elements, including such things as a Unit's structural integrity or the ability to effect needed improvements to a Unit, impact on general aesthetics of the Property, sight lines and views, safety of and access to pathways, and noise.
  
- 3) The plan of installation includes:

(a) a plan for how the Outdoor Compressor will be installed on the outside of the Unit, including where attachments, changes and apertures for access to the inside of the Unit need to be made.

(b) where necessary due to proposed location, a plan (with pictures), and Unit Owner's agreement, to enclose the Outdoor Compressor with fencing and/or landscaping which is uniform with other enclosures for such installations on the Property.

(c) a plan, and Unit Owner's agreement, to remove the outside air conditioning sleeves of the Unit and repair the area with siding, such work to be performed by SRCA staff at Unit Owner's expense. See attached photos.

(d) a schedule for when work will commence and be completed and Unit Owner's agreement to notify the property manager of any changes to the schedule and when work has been completed.

4) Final inspection of the installation has occurred and been approved by the Board, in its sole discretion.

5) Unit Owner has provided the Board with a written agreement and acknowledgement that:

(a) it will maintain the Mini Split Systems with Outdoor Compressor and appurtenant enclosures and landscaping in good condition and repair.

(b) it is responsible for all costs to install, maintain, repair, remove and/or replace the Mini Split System with Outdoor Compressor and

appurtenant enclosure and landscaping and to restore any Common Elements related thereto.

From time to time, the Board may provide specific guidance on such things as suitable areas for installation of Mini Split Systems with Outdoor Compressors as well as dimensions, design, color and materials that are acceptable for enclosures of Outdoor Compressors. See, for example, attached photo of an enclosure approved by the Board.

Adopted on July 25, 2023