

**ROCHESTER NORTH ASSOCIATION
RULES REGARDING AIR CONDITIONING UNITS AND CASING**

The Board of Directors of Rochester North Association (the "Association") adopts these rules on the 28th day of May, 2020, effective immediately.

BACKGROUND

A. The Association is responsible for governance, maintenance and administration of Rochester North (the "Condominium").

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Articles of Incorporation for the Association, the Amended and Restated Master Deed and the Condominium Bylaws.

C. The Michigan Condominium Act and Article VI, Section 11 of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.

D. The Association's Board of Directors desires to adopt rules governing replacement of air conditioning units and casing.

The Association's Board of Directors adopts the following rules and regulations for the Condominium (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors and assigns, and which supersede any previously adopted rules on the same subject matter:

1. Any Co-owner who replaces their window/wall-mounted air conditioning unit shall be required to also replace the air conditioning unit's casing at the same time. The new casing must be fitted to the make and model of the air conditioning unit in order to ensure that the Common Elements are protected. Any modification request for replacement of a window/wall-mounted air conditioning unit which does not include a replacement of the air conditioning unit's casing shall be denied.

2. Should the Association's Board of Directors determine that any casing needs maintenance, repair or replacement, for functional or aesthetic reasons, the responsible co-owner will be notified accordingly. Within 30 days of the notice, the co-owner shall submit a modification request to the Board of Directors proposing to undertake the recommended maintenance, repair or replacement, with all work to be completed within 30 days of receiving written approval from the Board of Directors to proceed with the modification. Co-owners shall be responsible for all costs of maintenance, repair or replacement.

3. This Rule shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

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Respectfully submitted,
Board of Directors, Rochester North Association