

**BOARD OF DIRECTORS FOR THE DARBY ESTATES CONDOMINIUM ASSOCIATION
RESOLUTION 2013-05: WINDOW-MOUNTED AIR CONDITIONERS POLICY**

WHEREAS, The Board of Directors has recognized the need to establish a policy regarding the use and installation of window-mounted air conditions in individual units in Darby Estates Condominium,

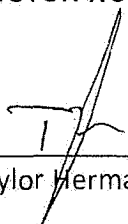
BE IT RESOLVED THAT Darby Estates Condominium Owners Association prefers that unit Owners utilize a portable air conditioner during periods of excessive summer heat. However, if an owner wishes to install a window-mounted air conditioner, the following conditions apply:

1. Window air conditioners are only allowed during the summer season from June 15 to September 15 unless this timeframe is modified by the Darby Estates Board of Directors based on current conditions. Window-mounted air conditioner must be removed from windows during the rest of the year. Portable air conditioners are not subject to this rule.
2. The air conditioner must be installed in accordance with the manufacturer's specifications. Installations requiring bracing or platforms to be installed on the exterior of the building will not be approved. It must conform to colors acceptable to the Association (white or beige) and not present an unsightly appearance from the outside. Any materials needed to fill in the windows to create a seal must match the window frame.
3. The owner is liable for any damage that may occur because of an improperly installed air conditioner, regardless whether such damage is the result of either the Owner's or a renter's use. The owner will ensure that his condo insurance provides at least \$500,000 of personal liability coverage plus damage coverage of at least \$30,000 for units that are located on second and third floors. Ground floor units need only provide \$30,000 of damage coverage. Damages include direct or incidental water damage, damage to window frames or damage to vinyl siding.
4. The condo owner must submit a signed request form to the board stipulating adherence to the Owner's responsibilities along with a copy of the installation instructions and proof of the aforementioned insurance requirements. No installation can start until approval is received from the Board. After installation, approval may be revoked if it is determined that the installation does not conform to the manufacturer's installation instructions.
5. Air conditioners that present an unsightly appearance due to dirt or damage will be ordered to be immediately removed by the Darby Board of Directors at any time.

6. The windows that swing out in Buildings 512 and 516 are not appropriate for window-mounted air conditioners. If an owner is in a condo with no sliding windows, their only option is a mobile/portable unit as no installation will be allowed in a louvered window.

IT IS ATTESTED that this resolution 2013-05 was approved by the Board of Directors on August 3, 2013.

DARBY ESTATES CONDOMINIUM ASSOCIATION
A WASHINGTON NONPROFIT CORPORATION,

By: 
Taylor Herman, President

By: 
Rita Rukashaza, Secretary