



Country Village Townhouse Association

Air Conditioning Resolution

WHEREAS, the Board of Directors of the Country Village Association, Inc. is empowered to govern the affairs of the Townhouse Association pursuant to Article II, Section 2.0 of the Bylaws.

WHEREAS, the Article V, Section 9.0 of the By-Laws states that:

“In order to provide for the congenial occupancy of the LAND and for the protection of property values of the LOTS, the use of the LAND shall be restricted to and shall be in accordance with the RULES AND REGULATIONS concerning the use of the LOTS and the DECLARATION PROPERTY may be promulgated and amended from time to time by the BOARD OF DIRECTORS provided the copies of such RULES AND REGULATIONS are furnished to each OWNER not less than five (5) days prior to the time they become effective.”

WHEREAS, Article II, Section 2.0 (H) the power to adopt and amend the RULES AND REGULATIONS; (M) the power to have and to exercise any and all powers, rights and privileges which a corporation organized under the Not-for-Profit Corporation Law of the State of New York may now or hereafter have or exercise; there is a need to establish standards relating to the installation and use of indoor air conditioning units in Country Village Townhouse Association community and shall be applicable to all owners, tenants, guests and invitees and shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

NOW, THEREFORE BE IT RESOLVED THAT all homeowners in the Country Village Townhouse community are subject to the following conditions.

The installation of window air conditioners, either temporarily or permanently, is prohibited. Alternatively, owners may install indoor portable air conditioners (see picture below).

As the vents to the outdoors of these units will have an impact on the home's exterior appearance an Exterior Change/Revision/Replacement Form (EC/RR) must be submitted and approved prior to installation. The EC/RR must include a description and/or picture that clearly portray the unit's exterior venting dimensions, materials and color.

It is solely the responsibility of the owner to ensure safe installation, operation and storage including (but not limited to) electrical hook-up, protection against the elements through caulking, seals, etc. and compliance with applicable Town codes.



Country Village Board of Directors
November 2016