

Walden on Lake Conroe Community Improvement Association, Inc.

Air Conditioning Equipment Policy

I. Purpose:

It is the intention of the Board of Trustees to issue a Board Policy, updating and liberalizing the deed restrictions, when technology changes are significant. The Walden on Lake Conroe deed restrictions for each Section uniformly bans the installation and operation of "window air conditioners". While the prohibition on an air conditioning unit that sits in a window frame and is visible from the exterior of the home remains appropriate, there have been advancements in air conditioning systems that would alleviate the need for a unit to sit in a window frame, but still not be a central air conditioning system. This Policy is to clarify the Board's position on the use of these more recently designed systems.

II. General:

At the time of the deed restriction drafting, air conditioning units were either central air units or window units. The deed restrictions forbid window air conditioners, generally because of their effect on the exterior view of the home. Newer systems have been designed to require only limited access to the exterior of the home, typically only for a drain tube. Therefore, these systems that have no effect on the exterior of the home, or can be designed to blend with the architectural style of the home without detracting from the appearance may be acceptable. The Board wishes to leave the actual determination of acceptability to the Architectural Control Committee.

III. Policy:

The Board of Trustees believes that the prohibition on "window air conditioners" in the deed restrictions is appropriate. Any stand alone system that cannot blend in with the architecture of the home is not allowed. However, a stand alone system that does blend in with the architecture of the home, or is not detectable from the outside of the home, may be allowable. The decision as to whether a system blends in with the architecture of the home is to be decided by the Architectural Control Committee, and is appealable to the Board of Trustees.