

HARBORSIDE

Air Conditioning Policy

Objective - To provide guidelines for the review and possible approval of the installation of air conditioning units in individual Harborside properties.

Background - During 2002, Harborside trustees explored a variety of ways to provide cooling on a shared-purchase basis including research on the use of harbor water for cooling. No acceptable cost-effective method was found. Therefore, this policy addresses a process for each owner to possibly gain individual approval of more conventional cooling for his residence.

Guiding Principles -

- Each installation must conform to all Marblehead covenants, Harborside bylaws and not intrude in any appreciable way on the existing visual or audible landscape.
- Installation of air conditioning is not a right but each resident is entitled to the full cooperation of the trustees in finding an acceptable cooling solution.
- The trustees, responsible for the integrity of the buildings, maintenance of the common areas, and overall esthetics, may deny any design in conflict with these obligations.
- Partial solutions [minimal cooling or less-than-total-unit cooling] may be considered substantive compliance with the intent of this policy.

Requirements/Specifications

- Forced hot air systems must insulate new or existing ductwork to eliminate the potential for water damage.
- Units proposed on decks or common areas must not exceed the standard of 55 dBA at 3 feet.
- Deck installations must comply with all fire regulations and not block egress.
- Window units are not allowed in any location where they may be seen by other residents.
- Condenser unit placement may be proposed in common areas if they are concealed behind plantings or are shrouded in an architecturally acceptable

enclosure [see sample sketch]. All such placements must be agreed to by adjacent unit owners. None may be visible from Gregory or Lee Street. [N.B., the trustees reserve the right to charge a fee for use of the common area.]

- Proposals for roof placement [B and D buildings only] must include detailed plans for load-bearing, noise, vibration and water penetration protection. An insurance rider or bond may be required. Roof units may only be installed directly above the residence to be cooled.

- Proper licenses and bonding is required for all project workers.

Approval Process

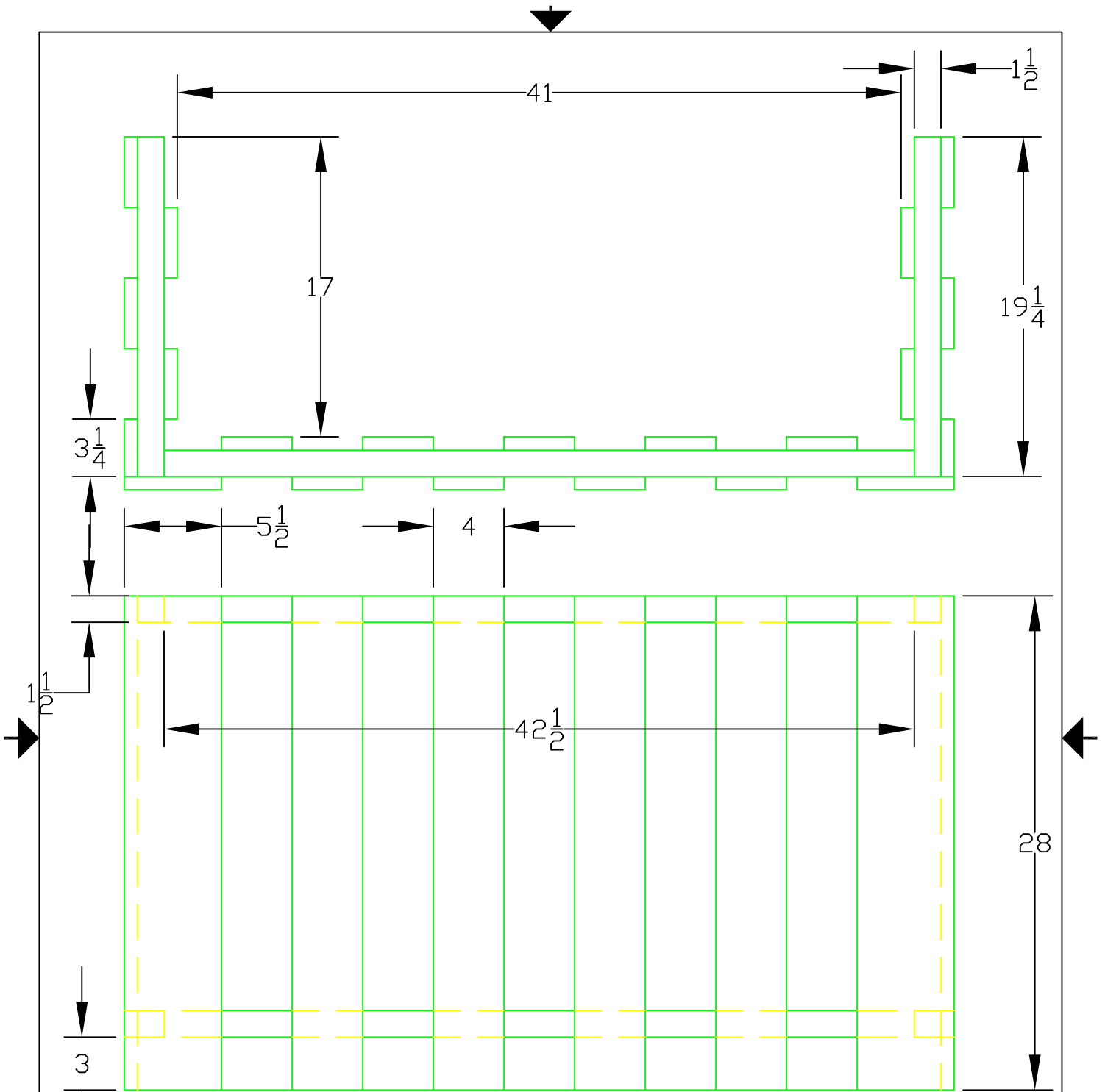
All installations must be approved by the Harborside trustees. The initial submission of work to be done should include the following:

- Manufacturer's specifications sheet [dimensions, noise level, etc.].
- - Photographs, drawings or sketches of any exterior elements in their proposed location.
- Detailed descriptions of any work in common areas, including decks, walls, ceilings, roofs, plumbing, wiring, drainage, crawl space, utility rooms, etc.
- Description of any activity that may affect another unit owner such as wire conduit, refrigerant and condensate tubing, drain plumbing, duct work, etc.

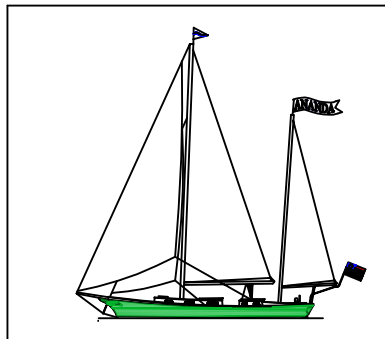
All submissions are subject to review and comment by the Esthetics Committee before action by the trustees.

Approved: Harborside Trustees
November, 2002

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NOTES:
 1. COVER, NOT SHOWN, CAN BE ANY MAT'L THAT IS PERFORATED.
 2. BUILDING MAT'L PINE PAINTED SAME AS HARBORSIDE SIDING.



BART JONES & ASSCIATES			
TITLE			
AIR CONDITIONER ENCLOSURE			
DRAWN BY		DWG NO.	REV
BART		AC 061905	
SCALE	1:8	DATE	6-18-05
SHEET	1	OF	1