

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC019
POLICY TITLE: POWERED ATTIC FANS *
POLICY ADOPTED: 4/17/2003
LAST REVIEWED: 6/23/ 2021; 11/1.2022
POLICY REVISED: 4/24/2006; 2/16/2015; 7/16/2021

POLICY STATEMENT:

1. Co-owners may install a powered attic fan on the roofs of Cape Cod and Ranch units. The fan must be installed in the center of the roof, on the rear side of the building, about 10 feet down from the ridge vent.
2. To maintain the architectural integrity of our community, the fan must be an Air Vent, Model NPSP8, 1200 CFM capacity, black finish. This model is powered by a solar panel, which is integrated in the fan hood. No other fan makes or models are allowed.
3. The fan must be professionally installed, to ensure roof integrity. One source of the fan is Attic Insulation and Ventilation Pros, 586-997-4000.
4. **The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit. The Co-owner shall pay the cost of recording a copy of the Modification and Alteration Agreement.**

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM and a MODIFICATION AND ALTERATION AGREEMENT to the Management Company. APPROVAL must be obtained PRIOR to having the work started.**