

Important Information to Oyster Cove Villa Owners Regarding Air Conditioner, Window and/or Water Heater Replacements

Air Conditioning Replacements:

Owners are required to obtain approval when replacing air conditioning units in the Villas. The new air conditioners are more efficient and generally much larger than the old ones. This requires various modifications to the pad locations and in some cases requires the lattice work to be taken down for installation. Architectural Request Forms may be obtained through Victory Management and are also available on their website at www.victorymgmt.com.

Upon receipt of an architectural request to replace your air conditioning unit, the Association will inspect the unit being replaced and advise where to install the replacement unit. The cost to the owner for removing and re-installing the lattice if required is \$150.

Following this procedure will prevent other unit owners from being infringed upon when their unit is later replaced.

Window Replacements:

Villa owners who are planning on having their windows replaced need to contact Victory Management to arrange for a building inspection of the window openings as it is necessary to first have the old window removed to allow for any repairs required to the building before the new window are installed. Oyster Cove's contractor needs a minimum of 4 days notice to inspect the windows and framing. Specifications for installing new windows is available from Victory Management.

Please call Victory Management at 443-249-0172 to schedule this inspection.

Water Heater Replacement:

Owners are reminded that the Villas are more than 20 years old. As such, we are reminded by our plumbers that our water heaters should be replaced to avoid serious leaks in units. Therefore, if you don't believe that your water heater has been replaced, you should contact your plumber to inspect it and determine if it needs replacing. In addition, an annual visual inspection of your water heater and the emergency leak pan is recommended. Any evidence of water is a clue that you should contact your plumber to arrange for replacing your unit.