

Mountain River East Condominium Association

Guidelines for the Modification, Attachment, or Installation of Radon Expulsion Systems

The purpose of this document is to provide guidelines to the owner requesting (Requestor) approval for the installation of Radon Expulsion systems. The intent of these guidelines is to preserve the original architectural details of the buildings and preserve the enjoyment of the physical beauty of our property.

At a minimum, the installation must adhere to the following requirements:

- Installation must be performed by an approved contractor by NH Dept. of Environmental services and certified by the National Radon Safety Board as a Radon Mitigation Specialist.
- Contractor must perform the services with due care and skill, in a proper and professional manner consistent with generally accepted industry standards.
- The installation must have minimal exterior visibility. Unless structurally prohibited, the system should be installed within interior walls and vented through a single roof vent.
- The system should produce minimal sound and/or vibration such that it is not detectable beyond the Requestor's unit. The operation of the system must not be detectable from the exterior of the Requestor's unit or from within adjacent units
- All piping should be installed in the interior of the Requestor's unit with the fan in the attic crawl space or closet space.
- There should be no electrical service wires exposed to the exterior of the building.
- The electrical power must be connected to the Requestor's service and paid for by the Requestor.
- Modification to the building foundation must be minimal and not be visible from the exterior of the building.

The Requestor must:

- i) Provide adjacent neighbors with
 - (a) Detailed plans of the requested Change drawn to scale.
 - (b) Manufacturer specifications of equipment to be installed
 - (c) Schedule of the performance of Change.
- ii) Provide the to the Mountain River East Condominium Association Board of Directors (BOD)
 - (a) Copies of all documents provided to adjacent owners
 - (b) Documented evidence of adjacent owner approval.
 - (c) Copies of all Safety and Building code permits that may be require
- iii) Once the installation is approved by the BOD the requestor must execute a License Agreement as required by the BOD providing for all terms and conditions for the installation.

The BOD may require additional information regarding the installation or require the Requestor to obtain additional approvals from other unit owners. The Requestor must obtain documented approval from the BOD before any installation can commence. The BOD has the right to deny any request for installation. Under the terms of the license agreement, the BOD can rescind its approval and remove the Radon Expulsion system at the Requestor's expense.



Failure to follow these guidelines may result in removal of the system and reconstruction of the impacted areas to their original state at the cost of the Requestor. The Requestor is responsible for all cost associated with the installation, operation, and ongoing maintenance of the system. System must be maintained and serviced based on manufacturer's recommendations. The Requestor is responsible to understand and bear the cost of any required permits and to insure that all safety and building codes are met. It is the Requestor responsibility to ensure that all local, state and Federal permits are obtained and all applicable laws are adhered to. Any claim or liability against the Association for failure to obtain permits or violate any codes shall be the paid by the Requestor. The License Agreement shall take precedence over any conflicts with these guidelines.