

# PLAZA SOUTH Association, Inc

PLAZA SOUTH  
QUARTERLY AIR-CONDITIONING  
LIMITED SERVICE AGREEMENT  
( \$200.00 per year effective January 1, 2017)

I hereby agree to pay \$200.00 per year (billed with first quarter service) for the following Plaza South (quarterly) service to my air-conditioner on the terms and conditions herein:

1. **Change filters**
2. **Blow out drain line (condensation line)**
3. **Place algaecide tablets in pan**

It is my understanding that if the condensation line backs up, it will be blown out at no charge. All other repairs are the responsibility of the Unit Owner, and I agree that I will need to contact my own A/C repair company for such other repairs.

Should this agreement be signed after the first of the year, payment in full for the balance of the years' service needs to be paid at time of signing.

---

**Name - (Printed)**

---

**Signature**

---

**Apartment No.**

---

(See reverse side for Additional Terms and Release)

# **PLAZA SOUTH Association, Inc**

## **Air Conditioning Service Disclaimer, Terms and Release**

The Air Conditioner (“A/C Unit”) service provided by Plaza South to Unit Owners on a quarterly basis is specifically limited:

1. Replacing the air filter to the A/C Unit,
2. Blow out A/C drainage line (condensation line), and
3. Place algaecide tablets into the pan of the A/C Unit

Plaza South makes no warranties or representations and accepts no liability for the working order, condition or efficiency of the A/C Unit, the thermostat and /or the electrical supply to the A/C Unit. This service provided by Plaza South is to be in addition to your yearly or other regular service provided by your licensed A/C distributor/installer which yearly or other regular service shall be the Unit Owners’ responsibility and expense.

Plaza South’s responsibility and/or liability is limited to its fulfillment of the services itemized above on a quarterly basis and any damage or repairs required due to the lack of performing those services as outlined above or any damage caused to the A/C Unit directly by Plaza South providing said servicing of the A/C Unit.

The Unit Owner hereby releases Plaza South from any liability, responsibility or costs involved with any matter involving said operation, or efficiency of the A/C Unit, the thermostat and/or the electrical supply for the A/C Unit other than as directly resulting from providing or failing to provide the services as specifically described above. The Unit Owner hereby waives any right to file a claim against the Plaza South’s liability insurance policy hereunder.

Any damage, repair or replacement of the A/C unit or the electrical supply (except as specifically otherwise stated) shall be the responsibility and at the liability of the Unit Owner and any insurance claim regarding same shall be made to, against and under the Unit Owner’s homeowners’ insurance policy and not against Plaza South’s liability insurance policy.

**YOU ARE REQUIRED TO KEEP THE ELECTRICITY ON TO YOUR A/C UNIT AT ALL TIMES AND TO MAINTAIN A TEMPERATURE IN YOUR UNIT THAT WOULD HELP PREVENT THE GROWTH OF MOLD OR MILDEW, GIVEN THE VARYING TEMPERATURE AND HUMIDITY AT ANY PARTICULAR TIME, BUT AT ANY RATE NO HIGHER THAN 78 DEGRESS FARENHEIT.**