

## **Guidelines for an Air Conditioner**

The installation of an air conditioner at Coco Palms must adhere to the following guidelines:

**Minimum requirements: 2 – 2 1/2 tons; 13 Seer or higher**

**The Board must be provided with the following: (1) a written request; (2) manufacturer's brochure including the model number; (3) a drawing as to the specifics of the installation so as to avoid misunderstandings, and (4) a signed copy of these guidelines. The homeowner must receive written approval from the Board before proceeding.**

- ↓ The air conditioner and/or heating unit must be installed by a licensed professional.
- ↓ The air conditioner must have a decibel level 74 db or less. The quieter the better.
- ↓ An inside blanket may be required for the unit to further reduce noise if any complaints are received from any neighbor. In addition, a small concrete barrier might be needed to further reduce noise if any complaints continue. The Board will determine if a concrete barrier is needed. The owner of the unit is responsible for the construction and cost of the barrier with Board approval.
- ↓ If any permits are required by the City of Fullerton, it will be the owner's responsibility to obtain them.
- ↓ The air conditioner will usually be installed between the two (2) bedroom windows. There may be exceptions for end units. You must get direction from the board at the time of your request.
- ↓ Nothing may be installed on the roof; anything attached to the wall must match the wall.

- ↘ All future maintenance of the air conditioner will be yours, or a future owner's responsibility.
- ↘ This approval is valid for a period of six (6) months. If additional time is needed to install the air conditioner, another request must be submitted to the Board for approval.
- ↘ Breakers may be changed if necessary, but **must** be replaced with the same amp capacity. If the installer wants to make other changes to the electrical system they **must** get permission, in advance, from the board.
- ↘ These guidelines must be shown to both the sales person and the installer prior to any action.
- ↘ **Vendors are NOT to use dumpsters inside the Coco Palms complex to dispose of any trash from the project. Vendors are personally responsible for the removal of all trash from the installation. If a vender uses a dumpster, the homeowner will be fined.**
- ↘ If there are any questions or concerns regarding any of the above please feel free to contact

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Unit address \_\_\_\_\_

Date \_\_\_\_\_