

AIR CONDITIONERS

Window air conditioners are not allowed.

Central air conditioning system is the only air conditioning allowed. Homeowners must submit plan in writing in advance of installation to the Board and include architectural application. Only a licensed, insured, contractor can install an air conditioning system.

The board has established guidelines based on the rules of the HOA for the installation of exterior units. Work is not to detract from the overall appearance of the buildings. It is also understood that exterior work will not be allowed that attracts rodents to the inside of the buildings. There can be nothing going into the deck flooring that could create a trip hazard or cause the deck to deteriorate or become unstable.

In General:

- Any opening created in building material such as drywall, stucco, etc.. to be sealed and repaired to match surrounding area(s).
- Ends must be sealed to prevent rodent infestation where ducting enters or travels through the building.
- AC disconnect should be 3 to 6 feet from equipment or compressor and no more than 6 feet high.
- AC lines will be secured with straps or plumbers tape.
- All electrical wiring will be in conduit and secured.
- Installation methods will vary by type of unit.

Over Garage Unit:

- 1) All pipes must be covered or concealed by sheet metal housing and painted to match the stucco.
- 2) Secure the compressor to a platform on deck area.
- 3) Photo 1 shows how the sheet metal is attached to building, covers the pipes, does not go thru the roof vents and is sealed off.
- 4) Photo 2 is a view of how the tubing, electrical and Freon pipes go into the ductwork and into the building
- 5) Photo 3 shows the correct placement of the unit on the deck. Next to privacy wall, under the kitchen window.
- 6) Photo 4 shows where the electrical box should be located, high enough on the wall to not get wet and out of the way.
- 7) Photos 5 & 6 Show how the insulated pipes go into the sheet metal casing. It does not show how it is sealed, but it is stuffed with a fine gage steel wool to prevent rodents from entering and has a fine mesh screening which has been cut to allow the pipes to enter then more fine gage steel wool up inside.

Photo #1



Photo #2



Photo #3



Photo #4

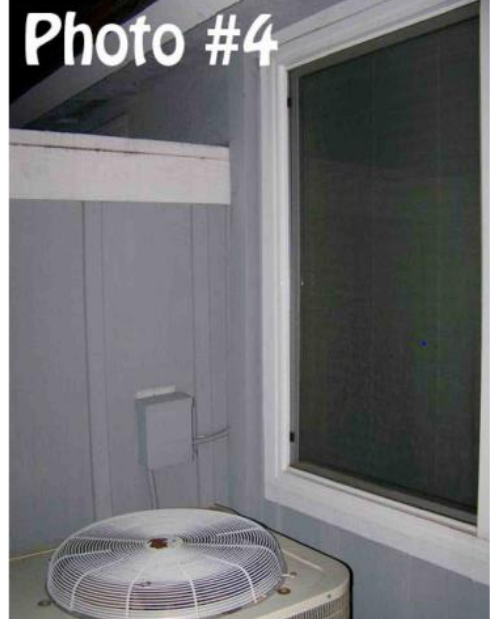


Photo #5



Photo #6



Townhouse Units:

AC installations for townhouses is different than single level units. No exterior mounting with sheet metal casing is allowed. All lines to be ran through single level garage then into townhouse garage up to ceiling and then to interior of townhouse unit.

- 1) Photos 1 & 2 show how unit should be installed close to garage wall on patio so that lines can go into neighboring garage. Important, the hole created to access garage must be patched and sealed so nothing can enter wall. See red circle, this unit still has to seal their hole.
- 2) Photo 3 shows where the electrical box should be located, high enough on the wall to not get wet and out of the way, but no so high as to be visible from outside the patio fence.
- 3) Photo 4 shows the interior of the single level neighboring garage. (This is the other side of photo 2.) All lines are to be Styrofoam wrapped, strapped together with zip ties and secured against the wall.
- 4) Photos 5 & 6 show how line should run up to ceiling level and then across garage into townhouse garage. Hole between garages that lines run through should be sealed on each side as well.



Photo 1



Photo 2



Photo 3



Photo 4

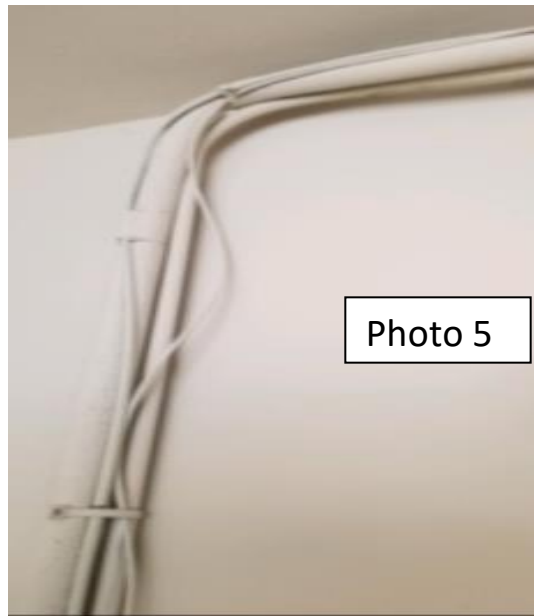


Photo 5



Photo 6