

**FAWNGROVE HOMEOWNER ASSOCIATION
POLICY**

TITLE:

Unit air conditioning system

DATE ISSUED OR REVISED:

March 23, 2015

PURPOSE/DESCRIPTION:

Set standards for air conditioning installation and operation

REQUIREMENTS:

- Unit air conditioning load calculations and equipment design is to be performed by certified technician
- Units 1416, 1436, 1466, 1486, 1516, 1536, 1566, 1586, 1616 and 1636 are allowed to install exterior condenser equipment appropriately concealed on their patios with HOA Management Committee approval.
- Remaining Fawngrove Units' exterior equipment must be placed in an approved location other than their patios to avoid nuisance effects on their neighbors. No roof mounts will be allowed. Possible acceptable locations for exterior equipment may be end of buildings and inside garages. All installations must have HOA Management Committee approval.
- Exterior condensing equipment shall have maximum silent operation with a rating less than 60db with sound absorbing insulation and installed for minimum vibration.
- Individual room air conditioning units must be contained within the interior of the Fawngrove Units. Only an approved exhaust location can penetrate the exterior wall with an approved sleeve and exterior grill design. Condensate drains are to be accommodated within the Unit.
- All air conditioning installations are required to submit load data and design drawings and equipment specifications for Management Committee approval.

JUSTIFICATION:

Policy is to minimize visual, noise, vibration and other disturbance effects to neighbors and the Fawngrove facility.