

FAWNGROVE HOMEOWNER ASSOCIATION POLICY

TITLE:

Unit Air Conditioning System

DATE ISSUED OR REVISED:

July 2024 (Replaces March 2015 revision)

PURPOSE/DESCRIPTION:

This policy is intended to set standards for air conditioning installation and operation.

REQUIREMENTS:

Approval must be given by the HOA Management Committee (MC) prior to replacing or installing any air conditioners. Please contact the Property Manager to begin a discussion. Final approval may take up to four weeks so begin the discussions early. Failure to submit detailed diagrams and requested information will delay the approval timeline. We recommend you do not purchase any equipment until final approval is received. Refer to the Fawngrove Remodel and Alterations page for paperwork required to be submitted.

Detailed requirements:

- A/C equipment type, size, specific installation location, and routing of refrigerant and power lines must be approved in writing by the MC. Submit load data, design drawings with utility routing, and equipment specifications (manufacturer, model, dB noise output) for all A/C installations for approval.
- All equipment must be located where they are not a nuisance to neighbors. The MC is the final judge as to what constitutes nuisance.
- Large, exterior condenser units will no longer be permitted on patios. Existing condensers on patios that need to be replaced will need MC approval per this policy.
- Preferred locations are in the garage in front of the owner's parking space or a garage location approved by the MC if that is not possible (e.g. if parking area is in front of an exit or mechanical room door).
- Ductless mini-split condensers may be placed on balconies if adequately concealed. Concealed means they are not noticeable from the outside by being behind solid walls or the unit is fully painted to match the background. Refrigerant and power lines must be run internally to the Unit whenever possible. Any lines run on the exterior of the building must be encased in line covers in a routing and location approved by the MC. Covers must be painted to match the siding of the building

(refer to Fawngrove approved paint policy). Drainage lines must drain into the nearest available drain or rain gutter.

- A/C units shall have a maximum silent operation with a rating less than 60 dB with a sound absorbing base and installed for minimum vibration.
- Window and roof-mounted units will not be permitted.
- Self-contained, portable A/C units must be fully enclosed within the housing Unit with the exception of the vent hose and panel/fittings. No protrusions of any fixtures through the building are permitted. Condensate drains are to be accommodated within the Unit.
- Prior to installation, your A/C contractor must meet with the Property Manager to conduct a walkthrough to ensure the plans meet HOA requirements.
- All installations must be performed by a licensed HVAC contractor in accordance with all applicable building codes and national electrical codes, after all applicable permits are obtained, and must include an approved electrical disconnect device near the condensing unit.
- Any owner that installs an A/C assumes all risk of loss or damage to the unit from any cause, including but not limited to damage from snow, ice, or vehicles. Management recommends bollards are placed around condensers in the garage to prevent damage.
- Any owner who installs an A/C agrees to keep and maintain the equipment in good repair and working order and to keep it clear of debris.
- If it becomes necessary for the HOA to perform work or repairs to the exterior of a Unit including decking, siding, or other such needed work on the common areas and/or limited common areas which would necessitate the removal or temporary repositioning of an A/C unit, the Unit Owner is responsible for all costs associated with such removal, repositioning and reinstallation, including labor and parts as required.
- Any replacement of A/C condensers will need MC approval. It cannot be assumed a previous approval is still valid.
- **Any Unit which fails to meet the above requirements for installing an A/C will be asked to remove and re-install the A/C according to the HOA standards.**

JUSTIFICATION:

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