

14. Air Conditioning

Design Committee approval is required for installation of any air conditioning unit.

- A. All air conditioning units must be properly maintained with no signs of rust or damage.
- B. All window unit air conditioners must be adequately framed and secured to prevent dislodging. All framing must be painted to match the color of the window frame. No bare metal, filter elements or framing elements may be exposed.
- C. All air conditioning electrical conduit, wiring, mechanical piping and condensation drain lines must be concealed from view or encased with molding and painted to match the color of the surface to which it is attached.
- D. The homeowner is responsible for ensuring quiet operation of all units. If the Covenants Department determines that an air conditioning unit is operating at an excessive noise level that may be a disturbance to adjacent properties, the Owner may be required to remove or modify the unit to reduce the noise level.
- E. Central or split system compressors must not be visible from the street or neighboring properties.
- F. If concrete is needed for the compressor pad, the concrete must be applied for at the same time as the air conditioner. See *Concrete (section IV, rule 4)*

Application Packet Requirements:

- ☐ A complete Design Committee application signed by the homeowner
- ☐ Manufacturers brochure or photo and spec sheet of a/c unit
- ☐ Closing Plot Plan with the following information:
 - For Split or Central Units
 - Proposed location of the air conditioning and compressor units
 - Dimensions of the air conditioning equipment and the distances from any applicable property lines
 - If a new concrete pad is necessary; provide dimensions, location and distances from property lines
 - For Window or Wall Units
 - Proposed location of the air conditioning units
 - Mounting information
 - Description of the materials that will be used to fill the remaining window area, if necessary