

GREENLAW II TOWNHOUSES
Guidelines for Air Conditioner Installation
8-13-2020

Note: Air conditioner installations need to be reviewed by the architectural review committee. Standing approval may be given for subsequent year installations of the same configuration. All equipment must be kept in good working order with no extraneous noises, odors or other nuisances. Air conditioning units must be properly sized for the property (i.e. not oversized).

All window mounted air conditioning devices must be removed prior to 31 October each year and installed no earlier than 1 May. Please keep in mind that as the townhouse units have aged, attic insulation may have decreased to less than optimal levels. Owners may wish to inspect their attic insulation and verify that acceptable levels exist.

1. Portable units, where only a narrow, vertical plate is temporarily mounted alongside the sliding portion of the window, which does not protrude through the screen, and is connected by hose(s) to an interior compressor-unit are acceptable in all windows. Window screens need to remain installed while in use. **Casement style air conditioners (tall and narrow) are the only approved traditional through-window unit.** All windows, and window treatments must regularly be kept clean and in good order per CC&R's.

2. Central air conditioning units are acceptable with the following criteria:

Size: No larger than 40 inches high

Noise rating: No greater than a sound rating of 74 (dBA) decibels.

Maximum Amp Draw; (electrical requirement of the condenser unit) 30amps

Maintenance: Unit must be maintained regularly to ensure proper functioning and minimum noise emission.

3. Traditional window units, large boxes that fit through the window opening where most of the unit hangs outside and is supported using an exterior bracket, **are only acceptable in rear facing, first floor windows,** when installed using the manufacturers provided hardware

or like-kind replacements, and no parts are permanently attached to the owners unit.

4. All window treatments need to remain in place as specified in the CC&R's while maintaining safety and emergency egress. Untreated plywood, foam board, reflective insulation/windshield heat-reflectors, sheet metal goods, and non-manufacturer supplied inserts are not acceptable filler, window treatments or substitutes. Window air conditioners may not be affixed, hung, or supported by any trim, soffit, fascia, or other structural part of the unit using devices such as hooks, bolts, rope, chains or webbing.

5. Window fans are considered temporary, and are not subject to this policy, however their appearances must be kept neat and orderly in general accordance with the CC&R's.

Reminder: Owners are responsible for their tenants' compliance with all CC&R requirements. Tenants should submit ARC requests through their owner or their agent. Owners and occupants are responsible for determining how to safely and properly install all units per manufacturers' instructions. Due to the variability of models, designs, windows and other factors, the Greenlaw Two Homeowners Association (HOA), or its assignees are not responsible for any resulting injuries, death or damage from air conditioning units. Owners will be charged for the repair of any exterior damage resulting from the use of air conditioning equipment.