

# Stephanie Terrace HOA House Rules Addendum

## Air Conditioner Installation

### *All Condo Units*

- Submit plans to the Board before construction to insure they are in compliance and avoid post-installation expense to fix rule violations.
- Electrical conduits and refrigerant lines must be run so as to have minimal impact on the appearance and function of condo unit exterior structures (walls, roofs, vents, foundations, etc.).
- AC units must be **located and installed** as per Stephanie Terrace plan or have written board approval. The association has previously provided homeowners with an air conditioner location map. Before planning your installation, please contact the board to discuss the placement of your unit. The preferred location may be your utility closet. It protects the unit from the elements, tampering, direct sunlight and takes up a relatively small amount of space.
- No window units are permitted. No units installed through the wall into a living space are permitted.

### *Buildings with a Crawl Space*

- Electrical connections and refrigerant lines must be routed in the crawl space and storage areas.

### *Buildings without Crawl Space (three story buildings)*

- Electrical conduits for lower units must be routed along building corners for the vertical part from the electrical box towards the ground. Remaining electrical conduits for the lower units must be routed just beneath the siding on the concrete foundation.
- Electrical connection for the upper units must be made within the walls and above the ceiling (attic area between roof and unit).
- The Board has approved a recommended installation of the AC unit through the wall within the condo storage area. This minimizes the length of refrigerant lines and has no external impact on the buildings for those lines.
- An AC unit installation through the outer wall and siding in the storage area must insure the integrity of the siding and be shielded so that no water may intrude behind the siding. The unit should be braced and anchored to minimize vibrations.
- Damage to the walls, siding, foundation or any other part of the building resulting from AC installation or subsequent water intrusion around the AC will be repaired by the HOA and billed to the owner of the condo unit with that AC.

Please retain this information with your association documents.