

ALTAMIRA MANAGEMENT ASSOCIATION NUMBER 1

Central Air Conditioner / Split System – Adopted February 17, 2016

1. An Architectural Request for Change form is required to be submitted before installing a split system central air conditioning system on your separate interest. No work is to begin until you have received a written approval from the HOA Board of Directors. The application must include:
 - a. Manufacturer's specifications of the unit, such as size of condenser, noise factor, thermal units, (*a brochure may be appended*),
 - b. Intended location of the condenser and external pipes, on an accurate to scale drawing of the separate interest and adjacent neighbor,
 - c. The foundation upon which the condenser will be placed,
 - d. Anticipated impact on any external surface of the house and/or garage,
 - e. Name of the installer and CA license number.
 - f. Signature of neighbors.
2. The condenser and pipes should not be visible from any street.
3. It is recommended that the condenser be located away from bedroom window of either house.
4. It is recommended that the condenser be located away from a home office window.
5. The condenser should not be completely enclosed but may be shielded from view in the landscaping, as long there is free air circulation to the condenser.
6. The pipes that run up the outside of the house should be disguised, if possible, as part of the gutter and downspout system.
7. The pipes that run up the outside of the house shall be painted to match the stucco color of the house.
8. In the rare circumstance that the vendor/installer determines the only suitable location for the condenser and outside pipes is in the front yard area of the separate interest,
 - a. The pipes must be disguised as part of the gutter and downspout system and painted to match the color of the stucco.
 - b. The condenser must be shielded from view by landscape plantings, following the rules and regulations specified for front yards and approved in advance by the Board of Directors. For example,
 - i. Plants in pots shall be placed in such a way to not impede mowing or trimming of the turf
 - ii. Mature growth height of plants in the ground shall not exceed 36 inches,
 - iii. A mow and edging border must surround plants in the ground.
 - c. The request for change form must have the signature of any neighbor who will have direct sight of the condenser or pipes, particularly the neighbor(s) across the street.