

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION

AIR CONDITIONER ARCHITECTURAL APPLICATION FORM



Homeowner Information

Name _____
Mailing Address _____
City, State, Zip _____
Phone # _____
PVN Property # _____
Email Address _____

Contractor Information

Company _____
Name _____
Address _____
City, State, Zip _____
Phone # _____
Email Address _____
License # _____
Bonded/Insured #(s) _____

Check One of the Three Options Below

- ☐ **I have a through wall conditioner, and wish to install a new through-wall unit.**

Your attachments must demonstrate that your contractor is licensed and bonded and that your replacement wall sleeve, if applicable, meets the requirements of Rule 9.2

- ☐ **I have a through wall conditioner, but wish to replace it with a ductless mini-split unit.**

Your attachments must demonstrate that your contractor(s) is/are licensed and bonded and that you are meeting all of the requirements of Rule 9.3, in particular that you are able to both stucco the hole to match community appearance and immediately thereafter install an air-conditioning unit matching the requirements of 9.3.ii through 9.3.viii.

- ☐ **I have a ductless mini-split unit that I wish to replace.**

Your attachments must demonstrate that your contractor(s) is/are licensed and bonded and that you are meeting all of the requirements of Rule 9.3.ii through 9.3.viii.

Please Initial Each Statement and Sign and Date Below

I certify that I have read the pertinent portions of the CC&Rs and R&Rs related to air conditioner modifications (attached to this document) in full, and that, to the best of my knowledge, the proposed modifications meet the requirements laid out therein. X_____

I certify that I have provided, along with this completed form, a copy of an authentic quote and/or scope of work from the contractor indicated above that contains sufficient information to demonstrate compliance with association covenants, rules, and any other policies. X_____

I acknowledge that any architectural approval from the board automatically expires three months from the grant date unless actual work has commenced and is ongoing. X_____

I acknowledge that the board must be notified of completion of the modification and that the board shall have ninety days from the date of notification to inspect the modification for compliance. X_____

I acknowledge that for any modification where permits are required, I must obtain the permits at my own expense following approval of this Application, and that proof of permitting must be provided to and verified by Association Management prior to the commencement of any work authorized under this Application. X_____

I acknowledge that failure to meet the requirements laid out in the covenants, rules, or any other policies may result in my being required, at my own expense, to update the modification to meet those requirements or to revert the modification to the original state prior to commencement of my work. X_____

I acknowledge that I will be held liable for damages caused to association property due to my modification work, including any associated planning, legal, or any other fees. X_____

Homeowner Signature

Date

Board Decision: YES _____ NO _____

Board of Directors Authorized Representative Signature

Date

Board Notes/Demands to Correct Rejected Application: _____

Rules and Regulations

9.2 Owners seeking to replace a standard through-wall air conditioning unit in kind may do so provided they receive architectural application approval from the board and either utilize the pre-existing wall sleeve, or replace it with one fitting a GE RAB46 such that no modification of the hole through the stucco need be made.

9.3 Through wall air conditioning units may be replaced by wall mounted mini-split type ductless air conditioners so long as the below conditions are met, with failure to meet any condition being subject to fines and requiring that the unmet condition be rectified at the owner's sole expense:

- i) Owners receive architectural approval from the board for both removal of the existing wall sleeve and replacement of the stucco, as well as for installation of the replacement air conditioner, including sufficient supporting documentation to demonstrate the stucco replacement and repainting will match the rest of the community and that the condenser unit will meet the below specifications. The board shall maintain a special form for air conditioner applications to expedite this process and both the stucco replacement and air conditioner installation must be part of the same application.
- ii) The exterior condenser unit is white or off white in color and mounted with its longest side parallel to the ground, with dimensions no greater than thirty-six (36) inches wide and twenty-four (24) inches tall and the full mounting apparatus protruding no greater than eighteen (18) inches from the wall of the building at any point.
- iii) The exterior condenser unit is mounted at the position of the previous unit
- iv) The hole through the wall required for heat-pipe and electrical connections be no greater than three inches in diameter and be centered within a rectangle with sides parallel to those of the condenser and extending 6 inches in each direction beyond the edges of the condenser.
- v) The air conditioning unit meets minimum federal, state, or local SEER ratings at time of installation, and all appropriate planning permissions are obtained from the city of San Diego for all work associated with the project.
- vi) The manufacturer decibel rating of the condenser does not exceed 65 dBA
- vii) The installation of the condenser unit be completed not greater than thirty (30) calendar days following the completion of stucco work.
- viii) All work be completed by contractors who are licensed, bonded, and insured, and management must be informed via email within seven (7) days of the completion of the work so that an inspection may be completed by the board or their designees to ensure compliance with these rules.