

SCCTH AIR CONDITIONING POLICY

(Adopted March 2019)

- 1) Unit owners desiring air conditioning must apply to the board via email (maintenance@sccth.com) with a detailed description of the equipment, and a detailed data sheet from the equipment maker including the radiated noise specification. Swamp coolers or evaporative coolers mounted on the roof are prohibited. *Corner or end units* must install the exterior condenser unit(s) on the side of the unit adjacent to the chimney. *Interior units* must install any exterior equipment in the unit crawl space. Condenser units with a noise rating of 50 db or less are required.

- 2) Applicant for air conditioning must notify all adjacent neighbors and request they write an email to the SCCTH Operations Manager (maintenance@sccth.com) affirming that they have reviewed the application. They may also address the board with any concerns about the application.

- 3) Portable or mounted window air conditioning units protruding from window openings, the existing structure or the roof are prohibited.

- 4) Exterior Condensers to be installed at ground level as permitted at corner units must be placed on a suitable level pad. A concrete or manufactured condenser pad at least 4 inches thick is required. Additionally, a fence matching the materials of the buildings must be installed around the condenser unit to hide its appearance and baffle the noise. Several existing examples have been installed in the complex and must be matched.

- 5) The installation of the air conditioning equipment must not place electrical or plumbing lines on the exterior of the building. No plumbing or electrical lines may be placed in the party walls between adjacent units. The party walls may not be breached in any manner.