

AIR CONDITIONER INSTALLATION GUIDELINES

Sea Ridge Condominium Association

While air conditioning can significantly increase the comfort and livability of your home, the Association has a responsibility to protect the quality of life for other Homeowners in the community and to protect the structural integrity and aesthetic qualities of the buildings. Installation of an air conditioning unit shall be decided on a case-by-case basis and will require the Owner to submit an Application to the Architectural Committee for prior approval.

1. In accordance with the CC&Rs, any plans for air conditioning units must be submitted to the Architectural Committee for approval. The Committee has 45 days in which to respond.
2. No air conditioning unit may be installed on the roof of any structure.
3. In reviewing your application, aspects which will be considered include, but are not limited to: location, noise, vibration, aesthetics, structural impact, and any concerns raised by neighbors.
4. Submit the completed Property Improvement Form, including contractor information, i.e. license number, proof of insurance, etc., along with the Neighbor Awareness signatures.
5. Submit a detailed installation proposal that includes the following elements:
 - Information about System Components & specific locations for these components
 - Evaporator coil (specify location installation)
 - Condensate pump (specify location installation)
 - Condensing Unit (specify capacity in BTU, location where unit will be installed, noise level of the unit in decibels, and weight of unit if it is to be placed in patio)
 - Coolant, Vapor, and Condensate lines (specify material, diameters, and layout)
 - 220 Electrical Line (specify path for electrical line)
 - Drain pit (specify location for installation)
6. Submit System Schematics – drawings to include graphic representations of the layout of the condenser, evaporator coil, condensate pump and all associated piping and electrical lines.
7. Submit Remediation Measures for Impacts. List specific measures to reduce the impacts of the air conditioning on neighbors. Issues to be addressed include: noise, visual impact, and vibration.
8. Adding a new component such as air conditioning will require a permit from the City of Dana Point to insure current code requirements are met. Noise standards, SEER rating, electrical conduit, condensate drainage, etc. will be taken into consideration in permit applications.
9. Maintenance of the unit and everything connected with it is the homeowner's responsibility. The Owner is responsible for painting all exterior pipes installed and for covering coolant, vapor, and electrical lines with a molding or other covering as necessary to minimize visual impacts. Holes where conduit and refrigerant lines access building shall be properly sealed.
10. The Homeowner is responsible and accepts liability for damage to any elements of the unit, including sprinkler damage.
11. All air conditioning compressors, condensers, and other equipment shall be concealed within such screening as may be deemed appropriate by the Architectural Committee in order to obscure them from the view of other residents in Sea Ridge. The Landscape Contractor will be responsible for planting and maintenance of screening materials. The Owner is responsible for payment of the screening material.
12. Condensers are to be located on builder-designated pads and are to be of an appropriate size.
13. Window air conditioners may be considered for approval. They must be portable, rust-free and properly installed & maintained. Noise levels, visibility, drip factors, etc. are also assessed.