

C.C.H.O.A.  
505 Grand Caribe Cswy.  
Coronado, CA 92118



Office 619.423.4353  
Fax 619.424.3923  
www.cchoa.org

## Homeowners Association

### AIR CONDITIONING GUIDELINES

WHEREAS, the Coronado Cays Homeowners Association wishes to enable the homeowners to install air conditioning in their condominiums while minimizing sound, vibration, and visual impacts.

NOW, THEREFORE, BE IT RESOLVED that the following specifications and procedures are adopted regarding the installation of air conditioners:

#### SPECIFICATIONS

1. Installation of an air conditioner requires the consent of the Coronado Cays Homeowners Association (CCHOA) and a permit from and inspection by the City of Coronado.
2. Compressors shall be state-of-the-art.
3. Compressors shall be installed on the flat portion of the roof above the condominium.
4. Placement of compressors shall allow room for any possible future installations by other unit owners.
5. Compressors shall not be installed directly over an upstairs unit over the objection of the owner of the upstairs unit.
6. Compressors shall not be visible from the front or rear of the building.
7. Location and installation of the compressor shall be certified to the Coronado Cays Homeowners Association, at the sole expense of the unit owner who wishes to install an air conditioner, as structurally sound by a structural engineer who is licensed by the State of California.
8. Compressors shall be installed on isolation pads with a 3” thick pad over a 3” outdoor-rated acoustic foam mat.
9. Compressors shall be covered by an acoustic sound blanket that is at least 3” thick.
10. Refrigerant, electrical, and condensate lines from the roof shall be installed internally within the building structure. Such lines shall not be attached to the surface of any exterior wall of the condominium building.
11. Air conditioners shall be installed and maintained by a contractor who is licensed by the State of California to install and maintain air conditioners. Currently, that is a C-20 Warm-Air Heating, Ventilating and Air-Conditioning contractor.
12. To obtain the permission of the CCHOA to install air conditioning, the owner shall sign a *Delegation Agreement of Common Area* with the CCHOA prior to commencing installation of the air conditioner. in Conditioning Guidelines

#### PROCEDURES

1. Before applying for a permit from the City of Coronado, the homeowner shall submit a request to the CCHOA for review by the Architectural and Environmental Control Committee (AECC). Submission to the AECC shall include documentation concerning placement of the compressors and compliance with the above-stated specifications.

2. The CCHOA General Manager and the Village Director shall review the request and ensure that neighbors receive adequate notice of the proposed installation before the scheduled AECC review.
3. After AECC recommendation, subsequent Board approval, and entry into a Delegation Agreement of Common Area, the homeowner may proceed with permitting and installation.
4. In the case of lower unit owners who do not wish to install an air conditioner at the same time as their upper unit neighbor, the CCHOA staff shall send notification to each such lower unit homeowner. Said notification, sent via certified mail or its equivalent, shall inform each lower unit homeowner of the option of installing the service lines noted in Specification #10, above, coincident with the installation of the upper unit air conditioning. In case a lower unit homeowner declines to install service lines at that time, the notification shall also inform the lower unit homeowners that they may not be able to install air conditioning in the future.