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HOMEOWNERS ASSOCIATION

2024-2025 WATERFRONT VILLA & CONDOMINIUM ZONE

AIR CONDITIONING GUIDELINES

The Coronado Cays Homeowners Association (CCHOA) wishes to enable the homeowners to install air conditioning in their condominiums while minimizing sound, vibration, and visual impact.

These guidelines apply to the Waterfront Villa Zone (Antigua, Kingston, and Montego Villages) and the Condominium Zone (Mardi Gras Village).

Installation of an air conditioning system requires administrative approval of the Association and a permit & inspection from the City of Coronado.

Application Procedures

Before applying for a permit from the City of Coronado, the homeowner shall submit a request to the Association administrative approval. Submission of the administrative approval request shall include documentation concerning placement of the compressors and compliance with the below stated specifications.

1. Submit an Administrative Request Application for Approval, along with a diagram with measurements on where the unit will be installed and show any penetrations to exterior wall(s) or roof, and specifications for unit to include but not limited to, sound decibel rating & model number.
2. Prior to approval, owner(s) must complete an Indemnity Agreement for any future maintenance and/or repairs are the responsibility of the owner(s) to maintain and at owner's expense.
3. The Association's General Manager and the Village Director shall review the request and ensure proper placement of the unit prior to installation.
4. After administrative approval received and completion of License and Indemnity Agreement, the homeowner may proceed with permitting and installation.
5. Once permit is obtained from the City of Coronado, a copy of the permit **MUST** be provided to the CCHOA.

Specification Requirements

1. 3-Ton Duct Free Mini Split System employing variable speed inverter technology (also branded as Mini-Split Systems, Ductless Heat Pump Systems, Inverter Heat Pump Duct Free Systems)
 - Cool/Heating Capacity not to exceed 3-ton
 - Dimensions 33" high x 38" wide x 16" deep or equivalent
 - Rated at 58 Decibels or less

Installation Requirements

1. **Street-Side Stand-Alone Balconies** – (Kingston Village only)
 - Applies to Units 8, 12, 22, 26, 30, 40, 44, 54, 58, 70, 74, 82, and 96.
 - Minimum of 18" clearance around unit to allow for maintenance.
 - Compressor to be installed on 3" thick isolation pad.
2. **Roof Installation**
 - On flat portions of the roof, directly above the condo unit.
 - Compressors shall be installed on 3" thick isolation pads.
 - Placement of compressors shall allow room for any possible future installations by other unit owners.

- Refrigerant, electrical and condensate lines to/from the roof shall be installed internally within the building structure or within a chase integrated and painted to match the exterior finish of the building.
 - Compressors shall not be installed directly over an upstairs unit over the objection of the owner of that upstairs unit.
 - Roof penetrations must not void roofing material warranties and installations must be approved by the Association's Maintenance Department prior to making any penetrations.
3. Ground Installation
 - For Quads – Compressor placement shall be on the owner's side of his main entrance, forward of the garage wall, or inside the wall for walled-in front entrances.
 - For End Units w/Private Entrances: Compressor placement shall be within the front walled-in area.
 - Compressor to be installed on a concrete pad on the ground with a minimum of 18-inches clearance around unit to allow for maintenance.
 4. Indemnity Agreement – Final approval by the Association is contingent upon the requesting owner(s) signing a License and Indemnity Agreement with the Association prior to commencing installation of an air conditioner. This agreement requires owner payment of fees of a minimum of \$500.00 plus costs for document creation, notary, administrative expenses and legal expenses to record the documents with the San Diego County Recorder's Office.
 5. Location
 - For Antigua Village – Mini-Split location will be within the unit's fenced-in exclusive use common areas or on the waterside patios. Mini-Split installation in the common trash enclosures will not be permitted.
 - For Montego Village – Compressor location will be within the unit's fenced in or walled-in exclusive use common areas. Compressor installation on waterside patios will not be permitted.
 6. Maintenance – 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 Conditioner contractor.
 7. Visibility – Compressors shall not be visible from the street or rear of the building.