

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Air Conditioning/HVAC/Heat Pump Units – Mutual Three Only**

RESOLVED That in order to conform to revised requirements of the City of Seal Beach, the Uniform Building Code and the Physical Property Department of Leisure World regulations, and

THAT, in accordance with the previous practice of this Mutual and in conformity with the regulations of the Physical Property Department, the installation of air conditioning units in Mutual Three be approved and confirmed as follows:

THAT permission is granted by the Board to the Physical Property Department to issue permits for installation of air conditioners through the lower windows.

1. The installation of HVAC (Heating, Ventilating and Air Conditioning) units is to be done with the outside unit located inside the drip line and as close to the center of the front of the apartment as practical, and in compliance with Physical Property Department requirements. All repairs and maintenance are the responsibility of the shareholder.
2. The compressor is to be installed on a four-inch-thick concrete slab.
3. All wall openings will be flashed with a sheet metal cover with all holes, openings and voids filled with a flameproof and insect-, vermin- and rot-resistant expandable foam.
4. Exposed refrigerant lines on the exterior of the building should have a sheet metal cover. All exposed ends are to be filled with expandable foam.
5. The compressor is not to exceed 54 decibels; the air handler unit in the attic cannot exceed 44 decibel sound level per City of Seal Beach building code.
6. Attic access cover shall be a combination of plywood with a 5/8" drywall, type x, with the drywall facing the attic side.

During the pre-listing inspection, and at the seller's expense, existing heat pumps will be inspected and serviced, as needed, and condensation drain lines will be rodent-proofed.

MUTUAL ADOPTION**AMENDMENTS**

THREE: 11-13-87 04-12-02, 09-10-99, 06-12-09

(Jun 09)