

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Air Conditioning/HVAC/Heat Pump Units - Mutual Seven Only**

In order to conform to revised requirements of the City of Seal Beach, the Uniform Building Code, and the regulations of the Physical Property Department of Leisure World, and in accordance with the previous practices of this Mutual, the installation of air conditioning units shall be approved and confirmed as follows:

1. Ducted air conditioning/heat pumps shall be placed in front of an apartment as close to the center as feasible on all inside units. Ducted air conditioning/heat pumps shall be placed on the short side of all corner apartments. All new installations and change outs will require a four-inch-thick poured concrete slab with a composite pad. Size shall not exceed 3.5 ton.
2. Ductless air conditioning/heat pumps shall be placed in front of an apartment within the drip line as close to the center of the apartment as feasible. All new installations and change outs will require a four-inch-thick poured concrete base with a composite pad.
3. All HVAC systems shall follow all current state and local codes. Both GRF and City of Seal Beach permits are required.
4. All new installations shall conform to the current local exterior noise ordinance. A noise suppresser blanket must be installed on each ducted installation around the compressor. The noise level of the air handler in the attic shall not exceed 44 DB.
5. All line sets and condensation lines shall be rodent-proofed. Condensation tie-ins at kitchen sink vent shall be: a) If using PVC pipe, use 1 ½" x ¾" PVC tee with 1 ½" no hub bands with ¼" mesh around pipe. b) If using copper pipe use 1 ½" x ¾" PVC tee with 1 ½" no hub bands. If the apartment is a remodel, run condensation line to washer/dryer hookup or a y-branch tail piece at bath sink.
6. Attic Access: Ducted units only. There must be attic access from the inside of shareholder's apartment (usually in the kitchen or bathroom), or from the outside (for end apartments only), so the unit may be serviced and maintained. If attic access is required, it shall be a minimum 22" x 30"; and the cover shall be a combination of plywood laminated to a 5/8" Type X drywall, with the drywall facing the attic side.
7. Permits are required for all wall heaters. In all construction work where wall heaters replace the original ceiling heat source, a metal conduit or armored cable shall be used for the last six feet of line running from the breaker box to the wall heater(s).

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8. On the occasion of change of ownership, and with a charge against the seller's escrow:
 - A. Existing ducted air conditioning/heat pumps not currently on a concrete base shall be corrected by installing a four-inch-thick poured concrete slab with a composite pad big enough for the unit.
 - B. Existing ductless air conditioning/heat pumps not currently on a poured concrete base shall be corrected by installing a four-inch-thick poured concrete slab with a composite pad big enough for the unit. The site will be level and compacted.
 - C. Existing heat pumps will be inspected and serviced as needed and condensation drain lines and line sets will be rodent-proofed. Any ducted air conditioning/heat pumps over fifteen years or any ductless air conditioning/heat pumps over twenty years old will be replaced at the seller's expense.
 - D. Landscaping or deco block, as per Item 11, will be suggested to the Buyer.
9. All exposed refrigerant lines on the exterior walls of the building shall be covered by a sheet metal cover. All exposed lines (beginning and end) must be covered with sheet metal and/or expandable foam so they are rot-resistant and flame-, insect-, and vermin-proof. Lines must be installed inside the drip line.
10. If the noise level as cited above in Item 4 exceeds either of the two levels, the resident is responsible for having unit(s) repaired at once. If the unit is not repaired by the shareholder, the unit may not be used by the shareholder. If the Mutual repairs the unit, the shareholder will be billed for all expenses. Repair and maintenance of all units will be the responsibility of the shareholder.
11. Deco block, landscape shrubbery, or other type of blind, per Board approval, will be suggested for all new or replacement installations of ducted or ductless air conditioning/heat pump units where space permits and for aesthetic purposes only. The "blind" material used must be of a height and width to conceal the unit.

MUTUAL ADOPTION**SEVEN:** 09-15-06**AMENDMENTS**

07-18-08, 08-19-15, 04-19-17