

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Air Conditioning/HVAC/Heat Pump Units – Mutual Nine 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 Nine 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.

THAT, The Board grants permission to install heat pump systems that:

1. Are ducted or ductless.
2. Do not disturb the existing ceiling heat system so that it can be reactivated.
3. Have the exterior HVAC unit installed within the existing flower bed area if a ductless system and, if a central air ducted system, as close to the center of the unit as practical or at an alternate location within the flower bed area if written approval is obtained from the adjacent shareholder(s) closest to the alternate location. End units may use either the front or side flower bed area adjacent to the unit.
4. The exposed lines shall be attached to the deco block, stucco or wooden post at a location to be approved by the Mutual. Repair and maintenance are to be the responsibility of the shareholder.
5. The compressor is to be installed on a 4-inch cement slab when remodeling outside walls; or on 2" to 3" plastic slab when not remodeling outside walls (cement slab preferred).
 - a. Ground must be tamped (compressed) firmly so that the unit will not shift.
 - b. The concrete pad for split duct systems (heating/air) shall be a total of 6½ inches thick: either 3 inches below grade and 3½ inches above grade or 3½ inches level with the grade; and the fiberglass pad supplied by the manufacturer, anchored to the concrete pad, shall be used in a proper fashion. Both requirements are necessary for proper drainage.

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6. Exposed areas: All exposed refrigerant lines on the exterior walls or ceiling of the building shall be covered by a sheet metal cover. All exposed lines (beginning and end) must be covered with either sheet metal and/or expandable foam so these areas are flame proof, insect and vermin proof, and rot resistant.
7. The compressor and the air handler in the attic cannot exceed the sound levels as determined by the City of Seal Beach.

If the City determines the noise level exceeds sound levels, the shareholder is responsible to have the HVAC unit or units repaired at once. If the shareholder does not get it repaired, the shareholder may not use the HVAC unit. If the Mutual has to repair the HVAC unit, the shareholder will be billed for all expenses. If the heating part does not work, the shareholder is responsible for providing alternate heat if a shareholder of the unit has had the Mutual ceiling heat made inoperable.

Attic access: There must be attic access from the inside of the shareholder's unit (usually in the bathroom), or from the outside (for end units only), so the unit may be serviced and maintained as it is the responsibility of the shareholder to maintain it. Condensate line in the attic must be rodent-proof. If the attic access has to be cut in, the attic access cover shall be a combination of plywood laminated to a 5/8-inch type X drywall; the drywall facing the attic side.

MUTUAL ADOPTION

NINE: 09-14-87

AMENDMENTS04-12-93, 11-13-90, 01-10-00, 07-8-02, 06-13-11,
11/04/13