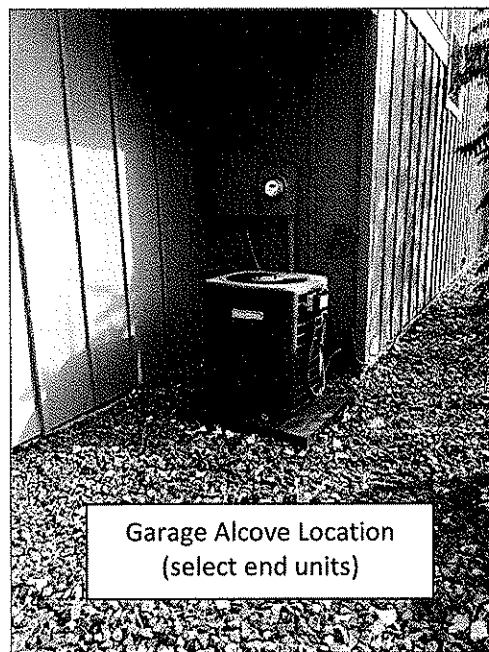
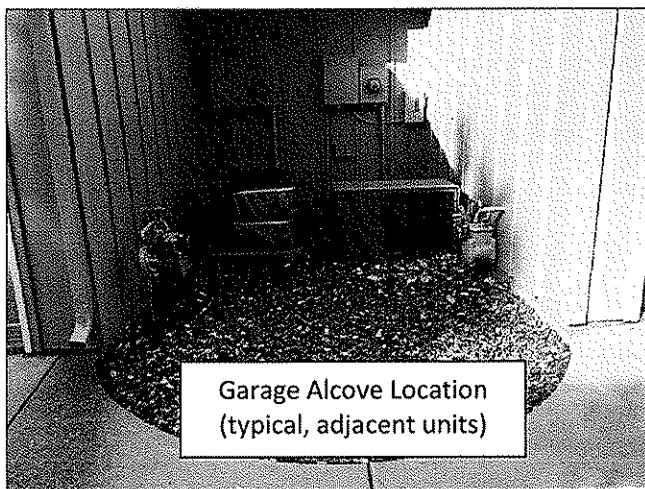


# SUNSET RIDGE TOWNHOUSE ASSOCIATION

## AIR CONDITIONER STANDARD

[Revised: February 6, 2016]

1. Scope
  - 1.1. Scope - This Standard applies to the addition or replacement of Air Conditioners in all Sunset Ridge Townhouse Units
2. Purpose
  - 2.1. Provide guidance to Homeowners
  - 2.2. Encourage investment in individual properties
  - 2.3. Simplify approval and construction process
  - 2.4. Promote reasonable uniformity and standardization
  - 2.5. Assure quality workmanship
  - 2.6. Increase property values
  - 2.7. Provide for the improvement of the community
3. Applicable Documents
  - 3.1. Ken-Caryl Ranch Townhouse Association Rules and Regulations (Revised - April 2008)
  - 3.2. Ken-Caryl Ranch Townhouse Association Policy and Procedures for Vehicle Parking (Dated 11-5-2013)
  - 3.3. Drawings – N/A
  - 3.4. Standards – N/A
  - 3.5. Pictures –
    - 3.5.1. Examples/models of air conditioner installation:



4. Definitions

4.1. Units of measure - English system of measures apply

4.2. Standard practices - Installation workmanship will be in accordance with approved contractor guidelines

5. General Requirements

5.1. Materials

5.1.1. Air conditioner system shall include: compressor, coils, piping, electrical service and thermostat controls (i.e., a central air conditioner system).

5.1.2. Window-mount air conditioner units are NOT acceptable. Likewise, evaporative cooler units (i.e., "swamp coolers") are NOT acceptable.

5.2. Size – Approximate size of central air conditioner system: 2.5 tons. [Note: Depending on the size of air conditioner installed, the existing forced air furnace *may* need to be replaced in order for the air conditioner to function properly – consult with contractor, as appropriate. An undersized furnace will not properly circulate the chilled air which will cause condensation on the coils to freeze and ultimately block the flow of chilled air.]

5.3. Colors – Exterior surface of compressor unit shall be as manufactured.

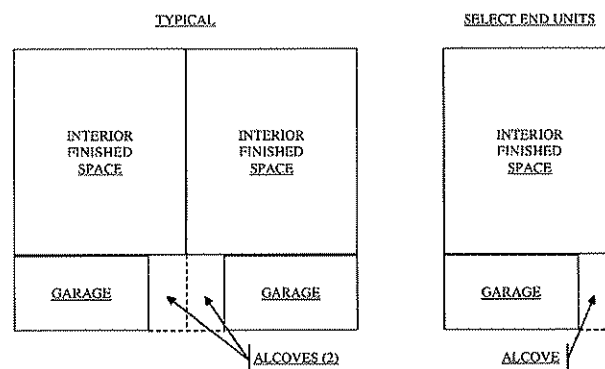
5.4. Form, Fit and Function – N/A

5.5. Location

5.5.1. Whether the work involves replacement of existing system or installation of new system, the central air conditioner compressor shall be located in the "alcove" adjacent to the given unit's garage. As part of the request for project approval, Homeowner shall indicate the proposed location of the central air conditioner compressor.

5.5.2. The garage alcove shall be the area defined by the building lines of the garage door elevation where intersected by the dividing wall between units or, in the case of select end units, by the end wall of the building (See sketches below).

PLAN VIEWS (not to scale)



6. Detailed Requirements

6.1. As an attachment to the related Home Improvement Request, Homeowner shall submit manufacturer's product literature/brochure for the desired central air conditioner system and Jefferson County Building Permit, if required by the County.

6.2. Quality Control

6.2.1. Installation quality control is the responsibility of the Homeowner and the Contractor

6.2.2. Work shall be performed by a licensed mechanical/HVAC contractor [HVAC: heating, ventilating & air conditioning]

6.3. Inspection

6.3.1. A Jefferson County Building Permit *may* be required. [Note: It is the Homeowner's responsibility (or that of their Contractor, as directed by Homeowner) to contact the Jefferson County Building Department to determine whether a Building Permit is required and, if so, to secure such a Permit. The Jefferson County Building Department can be reached at: 303-271-8260.

6.3.2. Members of the Architectural, Building & Maintenance Committee are available for inspection of non-permitted work

7. Notes

7.1. Hours of work - Work is permitted between the hours of 7:00 am and 5:00 pm Monday to Friday and between 8:00 am and 5:00 pm on Saturday. Work is not allowed on Sunday.

7.2. Debris/waste disposal and site clean-up are the responsibility of the Homeowner and the contractor/vendor

7.3. Contractors/vendors are allowed to park in the alleyways while fulfilling their contractual obligations

7.4. Work shall be scheduled so as not to impact weekly trash pickup, snow removal and/or landscaping maintenance activities

7.5. The Sunset Ridge Townhouse Association Management Company shall be notified when the work begins and when the work is complete

7.6. A list of contractors/vendors (not qualified by the KCTOA) is available upon request (to be used at Homeowner's risk)

7.7. The Homeowner assumes all liability and responsibility for themselves, their contractors/vendors, their assigns, and the work performed

 - Presht 2/10/16