

Mariposa of Mission Pacific Homeowners Association
Architectural Committee
GUIDELINES FOR AIR CONDITIONING INSTALLATION

1. **In accordance with the CC&Rs, any plans must be submitted to the Architectural Committee for approval.** The committee has 30 days in which to respond. A sketch of the installation must accompany the architectural request form. See specific guidelines for your unit type below.
2. A licensed A/C contractor must do the work according to city codes. Permits are required for both mechanical and electrical work. City Inspector: 619.236.6256
3. The A/C unit must be a high efficiency condenser unit with a Seasonal Energy Efficient Rating (SEER) of 10.00 or better, such as:
 - Day and Night Quietline Deluxe #568
 - Payne Pinnacle #568
 - Amana Super High Efficient #SRCF42
 - or an equivalent unit
4. The A/C unit must be placed on the owner's patio, and the completed installation must not extend above the patio railing (including any electrical).
5. Exterior electrical lines shall be carried in EMT electrical conduit according to city code, and all condensing units must have proper means of emergency electrical disconnect.
6. Whenever possible, exterior refrigerant lines shall be run underground or inside the building through closets, cupboards, duct chases, etc., rather than on the outside of the building. Exposed refrigerant and condenser lines shall be covered with approved style line cover affixed to the building, run at a corner where two walls form a joint, painted to match the building. Exposed conduit, refrigerant and condenser lines, and line covers shall be primed with Muratic Acid cut 50/50 with water and painted the color (Frazee: Shell White)
7. Holes where conduit and refrigerant lines access building shall be properly sealed, as is appropriate to the job.
8. Condensate must drain into a dry well that meets city code, and be at least 6" below grade.
9. Maintenance of the entire unit and everything connected with it is the homeowner's responsibility.
10. These specifications are intended only as a guide in helping a homeowner secure bids. They may not be used by a homeowner as working plans for proceeding with installation of air conditioning. **You must still obtain approval from the Architectural Committee and the Board before any work is started.** Any questions may be directed to the Architectural Committee.

Note: Furnaces must have a proper size blower for the tonnage required by size of the home. In some cases in Mariposa, the present furnace will have to be replaced. The following options, though NOT REQUIRED, may be of interest to the homeowner for comfort:

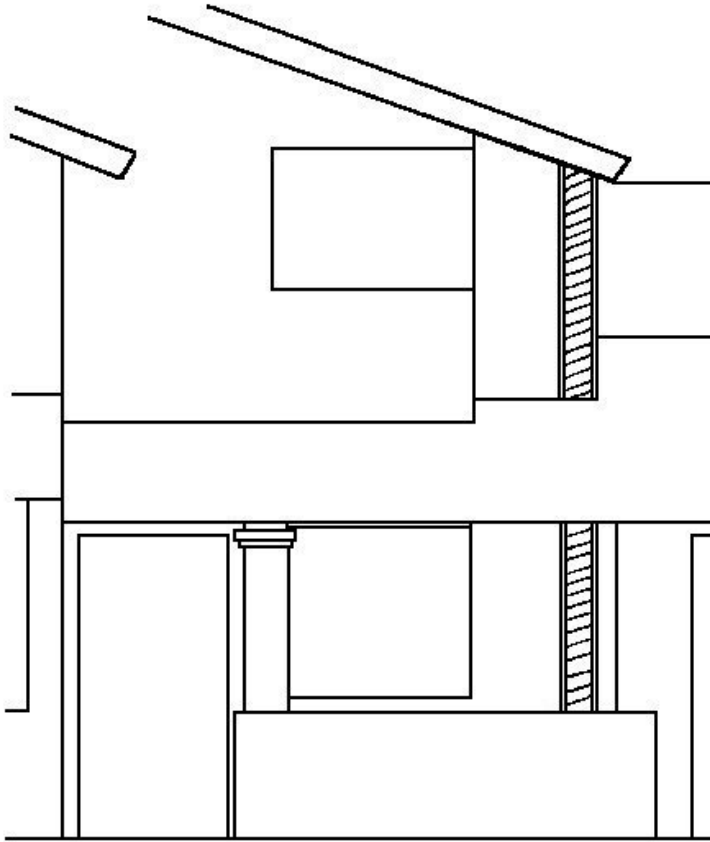
- Nigh setback thermostat (energy saver),
- Deluxe bar registers for A/C to aid in air flow,
- Sound insulation for blower and return line plenum.

Note: Any damage done to the vegetation in the common area during the installation of the air conditioner is the owner's responsibility. The landscaping contractor will restore the area to its pre-installation state and the owner will be billed for time and materials.

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Unit A

Line cover must be installed in the corner of the unit's facing wall and the common wall of the patio, through the patio roof and continuing up to the attic area.

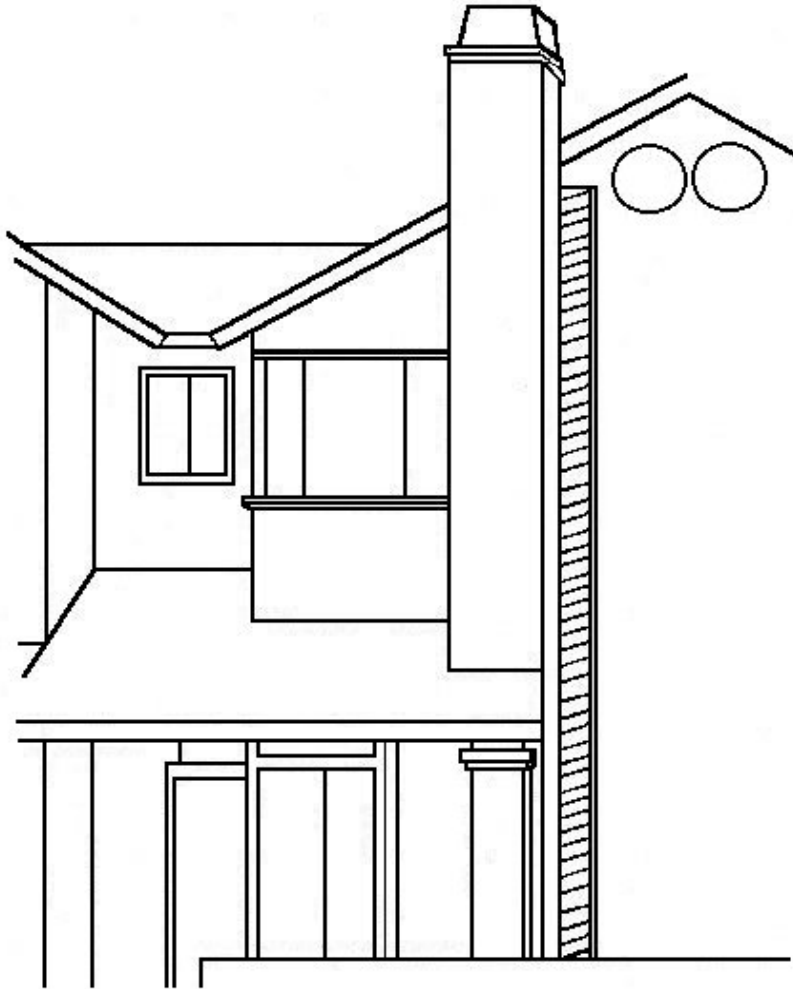


A good installation example is at 7962 Mission Vista Drive.

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Unit B

Line cover must be installed in the corner of the unit's facing wall and the chimney, through the patio roof and continuing up to the attic area.

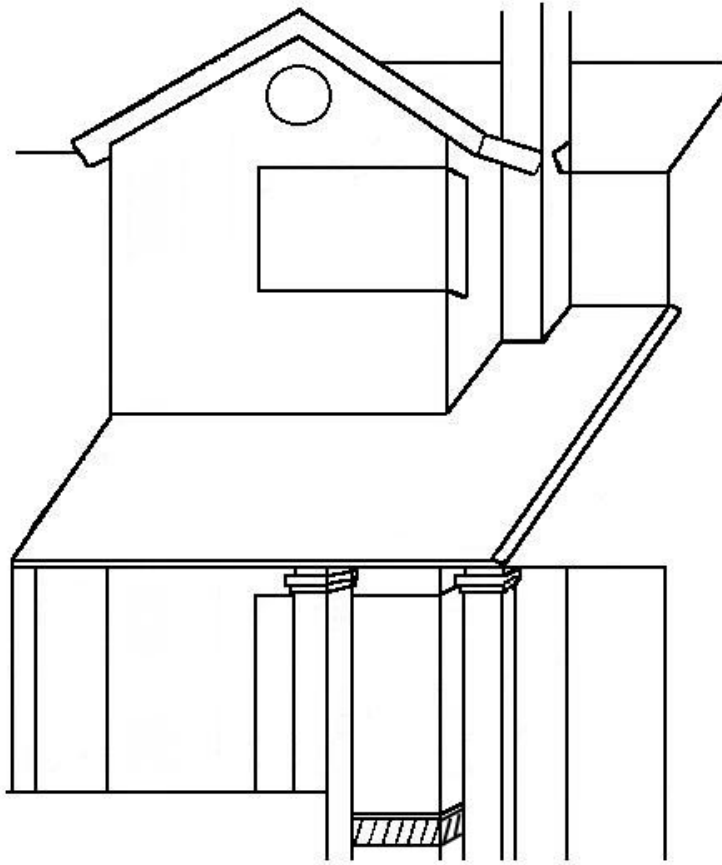


Good installation examples are at 7994 Mission Vista Drive and 3635 Mission Mesa Way.

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Unit C

Line cover must be installed under the front window around the corner to the front facing chimney wall. The air conditioner lines enter the unit at this point and are run internally to the attic.

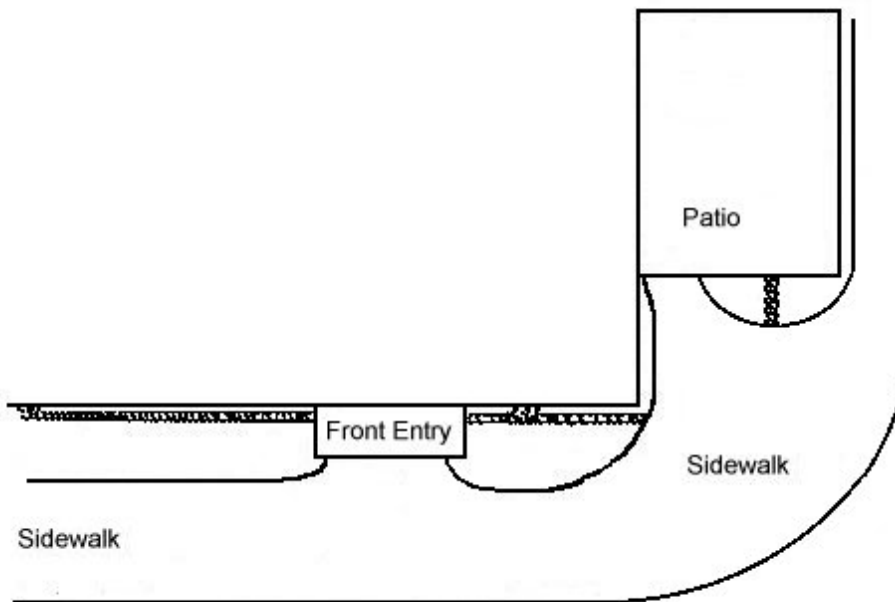


A good installation example of the C Units is at 7944 Mission Vista Drive.

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Unit D

All electrical conduit and A/C lines must come out of the patio just above grade level of the wall closest to the patio entrance sidewalk. They should immediately proceed under ground, under the patio entrance sidewalk only to re-surface below the vent on the side of the building closest to the front door. The electrical conduit must continue under ground, under the sidewalk at the front entrance to a point just below the electrical box by the garage. The electrical must enter the side of the building just above grade and proceed to the electrical junction box on the inside of the garage. **No conduit is to be on the outside of the building wall.** The condensation line leaving the A/C unit must leave the building at the same vent where the electrical and A/C lines entered the building. The condensation line must then proceed inconspicuously as possible to the dry well. If this line is exposed and visible, it must be painted either dark green (to match existing vegetation).



Good example installations are at 7998 Mission Vista Drive and 3590 Mission Mesa Way.