



UNIT AIR CONDITIONER RULES

As established and approved by the CDA Board of Directors on 13 March 2017, the following rules are to be observed by all Unit owners and residents with respect to the installation of unit air conditioners:

1. Unit owners may install a central air conditioning system in their Unit, but only if approved by the CDA Board through an architectural request. Such systems must be permitted by the City of Livermore, and professionally installed. Portions of these systems that are required to be exterior to the Unit may be placed on the Unit's balcony or within the Unit's patio area.
2. Unit owners, or a resident with permission from their Unit owner, may install one or more through-the-wall air conditioners in their Unit, but only if approved by the CDA Board through an architectural request. Because of safety issues and appearance, this is the preferred method for an individual air conditioner to be installed.
3. A Unit owner, or a resident with permission from their Unit owner, may install Unit air conditioners in their Unit's windows, subject to the following conditions:
 - a. Any window air conditioner shall be mounted in a window according to the recommendations of the manufacturer, including installation of all necessary brackets, supports, reinforcement, etc., required to ensure the window air conditioner does not fall from the window.
 - b. No part of any air conditioner installed on the second floor may extend over or within three (3) horizontal feet of any sidewalk, path, driveway, or concrete area intended for people to walk on or vehicles to travel on.
 - c. For all air conditioners mounted in windows on the second floor, and prior to the installation of any such air conditioner, the Unit owner shall sign a CDA Air Conditioner Waiver of Liability accepting full and total responsibility for any damage or injury related to the air conditioner.
 - d. Once an air conditioner is mounted in any window, all remaining open space in the window shall be covered. The covering shall comply with the following:
 - i. If the air conditioner has horizontal panels incorporated into it, they may be used to fill in the remaining horizontal space in the window.
 - ii. All remaining open space not covered by the panels indicated in the previous subsection shall be covered with wood painted the same color as the designated "light" color used on the exteriors of all Castilleja del Arroyo HOA buildings. This paint shall be provided by the HOA.
 - iii. No other materials or colors are acceptable.