Proposed Architectural Guideline for Air Conditioning Retrofit – Version 4
January 17, 2017
Revised: October 22, 2020

The Declaration of Condominium, Article 9.4 reads as follows:

> *No Unit Owner shall make or permit to be made any internal material alteration, addition or modification to his Unit, without the prior written consent of the Association or Developer. No Unit Owner shall cause the balcony, porch, or terrace which is abutting, or part of his unit to be enclosed or cause any improvements or changes to be made therein without the written permission of the Association or Developer. No Unit Owner shall cause to be made any modification or installation of electrical wiring, television antenna system or connections whether inside or outside the Unit or in any manner change the appearance of any portion of the Condominium Property. No unit Owner may cause any material puncture or break in the boundaries of his Unit. No Unit Owner shall grow or plant any type plant, shrub, flower, etc. outside his Unit without the prior, written consent of the Association. All Units above ground level shall maintain fully carpeted floors in said Units at all times (except in the kitchen and bathroom areas).*

The Association recognizes that the installation of a new air conditioning unit might require new refrigerant lines that run from the compressor outside to the air handler inside the unit. The original refrigerant lines might become obsolete depending on the capacity of a new system, or if the original lines develop a leak that cannot be repaired. The original refrigerant lines run a path underneath the concrete slab, so this is not a feasible option when new refrigerant lines are required. One challenge is to minimize the visibility of the new refrigerant lines thus finding a path along the exterior surface of the building before they enter the building. Another challenge is to locate a path for the refrigerant lines to avoid their exposure on the interior walls of the second bedroom.

The following pages will provide the reader with instructions for the AC contractor to use when new refrigerant lines are required. The illustrations are intended to clarify the written instructions.

If further clarification is required, please contact the Property Manager prior to the work.

Figure 1

Figure 1 - The refrigerant lines will run horizontally from the exterior unit, along the perimeter of the building's exterior, at ground level and enter the storage area underneath the fence (as shown with the red arrow).

Figure 2

Figure 2 – The refrigerant lines will enter the storage area at ground level and run to the receiving post of the storage gate (as shown with the red arrow).

Figure 3

Figure 3. The receiving post of the storage gate is comprised of a vertical fence picket that is used as a finish over supporting boards that are anchored to the exterior wall. Remove the vertical picket and hardware to expose the two supporting boards which are to be vertically split in order to create space for the refrigerant lines. The refrigerant lines will then be run vertically, up and into the soffit (as shown with the red arrow).

Figure 3.A. The refrigerant lines enter into the soffit underneath the mansard styled siding of the building as shown by the red arrow. Install the vertical picket and reattach the hardware which is used to latch the gate. Two sections of the soffit will need to be removed in order to run the refrigerant lines into the interior portion of the mansard style siding. (as shown with the red arrow).

Figure 4

Figure 4 - The refrigerant lines will run inside the mansard style siding and through the overhang in order to be able to connect to the air handler which is located on the second level (as shown with the red arrows).

Figure 4.A

Figure 4.A - The contractor will need to remove a small portion (1'x1') in 2 areas of the exterior wall of the mansard styled siding as shown with the red arrows. A hole in the soffit above the balcony is optional if it becomes difficult to run the refrigerant lines through the interior portion of the overhang (as shown with the red arrows).

This method of installation does not require any penetration through the interior walls of the second bedroom which would result in lines to be exposed on the interior walls.

NOTE: The contractor will need a hammer drill and 1.5 inch bit to penetrate the concrete wall in order to run the refrigerant lines to the air handler. The point of entry should be calculated six inches to the right of the master bedroom partition wall

ADDITIONAL REQUIREMENTS

1) The exposed refrigerant lines on the exterior of the building will be protected by an AC outdoor line set cover that will be the color of white. See Figure 5 to see an example of the set cover. The exterior finish shall have a smooth surface.

Figure 5

2) The Association will be responsible to paint the line set covers and to repair and paint the entry points made into the exterior of the building in order to ensure a proper repair and uniformity in color.

THE OWNER SHALL NOTIFY THE ASSOCIATION WHEN THE WORK IS SCHEDULED AND WHEN IT HAS BEEN COMPLETED.
Phone: 407-648-9333
Email: PropManager@Middlebrookpines.com
Middlebrook Pines Board of Directors will have final say in what is aesthetically appropriate.