

Las Brisas Architectural Committee

Installation of Personal Air Conditioners in the Restricted Common Area Regulations and Criteria for Acceptability

Before installation of an air conditioner unit, an Application for Home Modification has to be submitted to the Architectural Committee for approval. Any air conditioner which has been installed without approval or which is not in compliance with the following regulations must be removed and the building must be restored to its original condition at the homeowner's expense.

Like any modification of the restricted common area, the finished project must be inspected and approved by the Architectural Committee.

Air conditioners, which have been installed and approved under prior regulations, will not be affected by any changes in the current regulations.

- Air conditioners shall be new and state of the art low noise wall unit models.
- Only a licensed contractor shall perform the installation.
- The installation must meet local and state building and electrical code requirements.
- The exterior part of the air conditioner shall have the same color as the exterior of the building.
- Air conditioners shall be installed inside the patio or balcony area only.
- An air conditioner can either serve the bedroom adjacent to the balcony/patio or the living room.
- There shall only be one air conditioner per condominium unit.
- Air conditioners serving the living room shall be installed on the side of the patio away from the neighbor.
- The outside light fixture shall not be disabled, changed, moved, or obscured.
- The installation shall leave space of 18 inches between the upper edge of the air conditioner and the upper edge of the sliding door.
- Any damage caused by the air conditioner either to the building or the restricted common area of a neighboring unit is the sole responsibility of the owner of the air conditioner. Any damages have to be repaired at the owner's expense and to the satisfaction of the neighbor and the association.
- The allowable hours of operation may be restricted if any neighbor feels affected by noise, vibration, or exhaust heat.
- LB Association shall not be liable for any bodily or material harm suffered due to the installation, operation or maintenance of equipment installed in restricted common areas.

As stated in the CC&Rs of the Las Brisas Association, Article VII:

It is the duty of the Architectural Committee to ensure that improvements are compatible with the standards regarding the quality of workmanship and materials, and the harmony of the external design with the existing structures.

All projects shall have or maintain a cohesive architectural appearance, design, and pattern.

Las Brisas Architectural Committee

Application for Home Modification

Applicant/Homeowner:		Date:
Address:		
Home Phone:	Work Phone:	

Brief description of the intended modification:

Please attach a plan (approximately to scale) of the proposed addition, removal, or change that you wish to make. This should include the location, the materials, size, tech. specs and any other pertinent information.

Work to be performed by:

Self: Contractor name and license #: _____

Building permit required: Yes: No:

If required, building permit obtained: _____

Approval to begin work issued by the Las Brisas Architectural Committee at this day _____ of _____ 200__

Committee Members:

1. Name _____ Signature _____

2. Name _____ Signature _____

The committee reserves the right to revoke or reject plans, materials, designs until final approval is issued.

Final approval of modification by the Las Brisas Architectural Committee at this day _____ of _____ 200__

Committee Members:

1. Name _____ Signature _____

2. Name _____ Signature _____

To be obtained within one year (12 months) from the date of approval to begin work