

Fern Crest Home Owners Association

Property Improvement Guidelines - Window Air Conditioners

Permission to use air conditioners requires submittal of a PIC along with a site plan showing the lot and house and the placement of the air conditioner unit on the house and the model of air conditioner to be installed. The PIC shall also provide details on any filler panel to be used when the air conditioner is installed in a window that has open space the needs to be blocked when the air conditioner is installed.

When permission is granted it shall be considered to be permanent for that owner from year to year as long as there are no changes in location or number of window air conditioners.

Changes in location or number of air conditioners will require submittal and approval of a new PIC for the change.

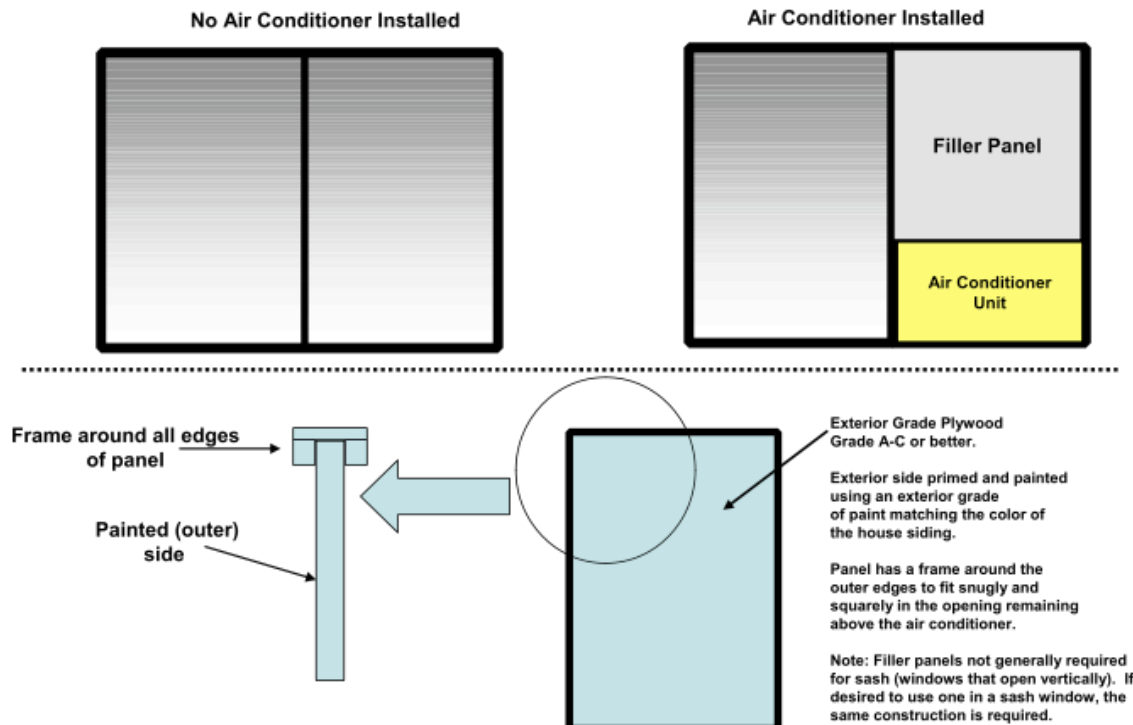
Window air conditioners are not allowed on the front of the house.

The Fern Crest HOA highly recommends that residents consider the use of portable (interior unit) air conditioner units- These generally have an exhaust hose that connects to a plate that fits into the window opening, but does not protrude or require any type of outside support.

If a standard air conditioner is used, it should be a model that protrudes from the side of the house no more than 13 inches. The mounting and support assembly should be able to be removed when the air conditioner is removed.

When mounting the air conditioner in a window that opens horizontally, the space above the air conditioner shall NOT be filled with any material other than the filler panel described in this document or a commercially available panel approve by the PIC Committee. Bare boards, pieces of insulation, or other materials are unacceptable.

Window Filler Panel: The window filler panel should be built as follows:



Filler Panel Details