

SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION (SCSHCA)

"BOARD ACTION NEEDED" FORM (B.A.F.)

This form is for use by Board-appointed committees or SCSHCA Staff who need "Board Action" on a specific item. This form is to be completed and submitted to the Board of Directors through the Community Association Office. If this form is being used by a Committee, they must attach the minutes reflecting the committee's discussion of the topic they want addressed. Please attach any supporting information, including bids.

Who is requesting? *Design Review Committee*

What is being requested? *4.2 Air Conditioners / Evaporative Coolers as amended*

Why is it necessary? *for 28 comment posting*

If this request will not result in the Association spending money, no need to fill out any further information on the following pages of this form. Please complete the information requested at the bottom of this page.

If this request will result in the Association spending money, please complete the additional information requested on the following pages of this form.

Submitted by:

*Agi Kessler*

Date:

*3/15/2023*

## 4.2 Air Conditioners / Evaporative Coolers

### For 28 Comment

Why is this change needed?

When submitting applications homeowners have told us this section was unclear as written. The entire section has been rewritten, to be easier to understand.

#### ~~4.2 — Air Conditioners / Evaporator Coolers:~~

~~Wall-type air conditioner/cooler units may be considered on a case-by-case basis. The maximum height is five (5) feet from the existing grade to the top of the unit including mounting hardware, measured at wall. Unit must be screened from view by a wall or shrubbery. A minimum of a five (5) gallon plant will be required. Lattice is not permitted for screening purposes. Installation of units in the side man-door of the garage, or any window of the residential structure, is not permitted. A vent may be installed above or below the unit, said vent must be painted to match the stucco. (See 4.13, "Equipment, Ground Mounted")~~

#### 4.2 Air Conditioners / Evaporative Coolers

Neither wall-mounted nor window air conditioners are permitted. Installation of an air conditioner or evaporative cooler in the side man-door of the garage, or any window of the residential structure, is not permitted.

Where appropriate the requirements and constraints associated with 4.12 Equipment, Ground Mounted apply.

4.2.2 Wall-mounted evaporative coolers for a garage are permitted subject to the following **constraints on the installation:**

1. The maximum height of the top of the evaporative cooler is 5 feet above grade.
2. A vent may be installed above or below the unit and will be through louvers **colored** to match the stucco wall in which the vent is placed.

3. The cooler **must** be screened from view from the street by a **shrub that will grow to screening height in 18 months** or a wall. A lattice is not permitted for screening purposes.

**4.2.3** Mini-split air conditioners for a garage are permitted subject to the following constraints on the installation:

1. The height of the external condenser unit may not exceed 5 feet above grade.

2. The external condenser unit must be mounted on a concrete slab or a prefabricated, weather-tolerant (such as fiberglass) base colored gray or in earth tones.

3. The external condenser unit **must** be screened by a **shrub that will grow to screening height in 18 months** or a wall. A lattice is not permitted for screening purposes.

4. Any tubing or electrical wiring or service will either a) be routed within the wall or inside the garage, or b) be contained within an enclosure attached to the wall and **colored** the same color as the wall.