

<i>Nepenthe Association Architectural Committee</i>	Criteria No. 5
Committee Approval: April 2, 2005	Board Approval: April 18, 2005

UTILITIES CRITERIA

Please check all appropriate boxes. If your proposed improvement differs from the criteria, please supply an explanation, including complete information, specific details, and/or drawings with your application.

- Air Conditioner & Heat Pump Gas Line & Meter

Cost of Installation, Maintenance, Repairs and Replacement: All costs of acquisition, installation, maintenance, repair or replacement of roofing or other building components shall be borne by the owner when incurred. This includes removal and re-installation necessitated by Association repairs such as repair of siding, fences and painting.

Installation Criteria: No beams or trusses are to be removed or cut. Installer may not remove or alter existing venting systems. Visible parts of housing unit must be made of metal or another material to which paint will properly adhere without peeling or cracking. Paint must be the same color as other roof installations on the residence. No deviations from the Committee and Board approval are allowed. Proposed changes to the Nepenthe approval, including those which are suggested by the contractor shall be resubmitted for approval prior to any further work.

Air Conditioners and Heat Pumps: New air conditioner compressor units or new heat pump compressor units shall be located in the same area as the existing compressor unit which it is replacing. All refrigerant piping and electrical conduit shall be reused or replaced by new lines concealed in the same manner as the existing lines were concealed. No refrigerant piping and electrical conduit shall be exposed. New blowers and evaporative coils shall be concealed within the residence in the same manner as the existing blower. “Through-the-roof vents and caps” shall be painted to match the roof or other vents. **Note:** The fence area surrounding the new air conditioner or new heat pump compressor unit may be enlarged - subject to Committee and Board approval – to allow for adequate ventilation. Homeowner shall submit manufacturer’s specifications if requesting fence relocation. A copy of the final approved building permit shall be submitted upon completion of the work.

Gas Line & Meter: Gas line is to enter residence no less than 12” or more than 18” above ground line. Flues for gas appliances must meet City codes as approved by City inspectors and be in roof area originally designed for vents. If City code will not permit above, flues will be allowed on other roof areas. Meter is to be painted the same color as the house, and flashing and flues to be painted the same color as existing vents.

OWNER SIGNATURE

In applying for the installation(s) checked above, I have read and understand the criteria and I will ensure that the installation complies, and that if a contractor is involved, I will not accept the installation as complete until the work complies with the criteria.

Owner Applicant Signature

Date