

Hidden Pointe on the Lake

Rear Screen Room HVAC Installation Criteria

June 1, 2010

1. Auxiliary HVAC systems will only be considered for installations in **rear screen room** conversions.
2. Any HVAC unit must not extend through the EXTERIOR walls of the sunroom and will not obstruct maximum viewing through said walls.
3. Mitsubishi Electric "mini-split" heat pump systems or systems of comparable capability and type will be the only equipment considered as satisfactory at the present time.
4. Placement of the exterior compressor/condenser portion of the HVAC unit is to be located as near as possible to the existing A/C compressor unit, be properly screened as per covenants, and must be approved by the Board.
5. All electrical, refrigerant and condensate lines shall be hidden by false or "dummy" downspouts constructed of the same material and color of existing gutters.
6. Installation shall have proper permitting and final inspection provided to Hidden Pointe Board.