

**Colonial Forest Rules: Outdoor Compressor Units and Mini-splits**

Residents seeking to install an Outdoor Compressor Unit and mini-splits must first receive approval from the HOA board and sign an agreement to do the following:

1. Comply with CF HOA architectural standards applicable to the installation of the Outdoor Compressor Unit and splits;
2. Engage a licensed heating, ventilation, and air conditioning (HVAC) contractor familiar with the standards for the installation of Outdoor Compressor Units to assess the existing infrastructure needs, and install the Outdoor Compressor Unit and splits; and,
3. Comply with the following requirements:
  - a. A unit owner must obtain any permit and/or approval for an Outdoor Compressor Unit as required by the local government in which the common interest community is located and comply with all relevant building codes and safety standards.
  - b. An Outdoor Compressor Unit must meet all applicable health and safety standards and requirements imposed by national, state or local authorities, and all other applicable zoning, land use or other ordinances, building codes, or land use permits.
  - c.
    1. A unit owner is responsible for the costs of installing an Outdoor Compressor Unit.
    2. Outdoor Compressor Unit equipment that is installed at the unit owner's cost and is removable without damage to the property owned by others may be removed at the unit owner's cost.
4. The unit owner and each successive owner of the Outdoor Compressor Unit exclusively serving the owner's unit is responsible for:
  - a. Costs for the inspection, maintenance, repair, and replacement of the Outdoor Compressor Unit up until the unit is removed;

- b. Costs for damage to the Outdoor Compressor Unit, any unit, common element, or limited common element resulting from the installation, inspection, use, maintenance repair, removal, or replacement of the Outdoor Compressor Unit;
- c. If the unit owner decides to remove the Outdoor Compressor Unit, costs for the removal and the restoration of the common elements or limited common elements after the removal; and
- d. Removing Outdoor Compressor Unit equipment if reasonably necessary for the inspection, repair, maintenance, or replacement of the common element or limited common element.

“Outdoor Compressor Unit/heat pump” means a heating or refrigerating system used to transfer heat. The heat pump condenser and evaporator may change roles to transfer heat in either direction. By receiving the flow of air or other fluid, a heat pump is used to cool or heat.

“Reasonable restriction” means a restriction that does not significantly increase the cost of a heat pump or significantly decrease its efficiency or specified performance.

*As the owner(s) of the unit (address) \_\_\_\_\_  
in the Colonial Forest community, I agree to the above requirements and  
restrictions before installing a heat pump and accessories serving my unit.*

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Names of owners

Date

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Names of Board Members

Date

## **Additional Requirements for Outdoor Compressor Units**

### **Noise/decibel level**

- No higher than 60 decibels

### **Size/shape of unit**

- Size appropriate to unit size and needs

### **External placement from neighboring units**

- Outdoor Compressor Units must be situated in the external area occupied by the unit being served
- Outdoor Compressor Units cannot interfere with existing features of the shared common areas such as faucets, sidewalks, parking areas, mailboxes, or other features deemed permanent.
- Owners may remove shrubs immediately in front of their unit windows/walls to place Outdoor Compressor Units.

### **Number of external conduits to mini-splits**

- The number of external conduits should be held to the minimum number necessary as determined by need and the install contractor

### **Electrical demand on existing power boxes**

- No Outdoor Compressor Units and mini-splits may be installed that exceed the existing ability of the resident's electrical capacity
- At the owner's expense, the electrical power box may be upgraded to meet the requirements of the intended heat pump and splits BEFORE installation of said heating unit.

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Owner signatures/date

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HOA Board signature/date