

Matt and Joan Howarth
850 Donner Ave
Sonoma, CA 95476
707-290-1611

June 2, 2023

William "Yates" Bauder
Rocky Ridge Properties Owners' Association (the "RRPOA")
1877 North Lake Boulevard
Tahoe City, CA 96145

Re: Proposal to Install Air Conditioning in Unit 109

Dear Yates:

As we have discussed, we wish to add a Mitsubishi Split Air Conditioning system to our existing internal furnace at Unit 109 (using existing internal ducting). As explained below and shown in the attached maps, the external compressor would be located under the entry porch and stairway. Our unit backs up to Burton State Park and the entry porch is on the backside of the unit. The AC unit is being installed by Jerrod Davis, owner of A Degree Above. Jerrod has been involved with all the AC units approved/installed at Rocky Ridge to date. We believe that the proposed AC system meets all Rocky Ridge requirements for air conditioning systems, including the conditions referenced below. The only contemplated changes to the exterior of the Unit consist of the following (all of which will be installed by Jared Davis of A Degree Above:

1. Installation of a small vent (less than 12 inches horizontally, and less than 8 inches vertically) on the exterior of the southeastern side of the building. The vent will be used in connection with a new, more efficient furnace which we recently installed in Unit 109. The vent will be painted to match the exterior color of the building and thus will be barely discernable. Jared tells me that the RRPOA has approved, and that he has installed, this type of vent for other units at Rocky Ridge.
2. Installation of a heavy duty plastic pad to hold an air conditioning ("AC") compressor to be placed underneath the entryway deck and stairs at the back of Unit 109. We understand as follows with respect to the proposed improvements:
 - a. The proposed AC compressor will be a Mitsubishi dual zone unit, Model PUZ A36NKA7. The specifications of the outside compressor are attached to this document. The unit will sit on a heavy-duty plastic pad installed by our contractor. Power for the unit will be provided through a 240V 30 amp circuit using our existing electrical panel.
 - b. The pad and compressor will be installed under the entry deck, 8 inches from the eastern wall shielding it from sight except for those individuals using the walkway around our triplex building. The dimensions of the unit are 41 5/16" W x 13" D x 52 11/16" H.

- c. The proposed location of the compressor under the front entry deck, 131 feet from the street, 60 feet from the neighbor to the south (Unit 104) and 16 feet from the walkway. It will be partially shielded from view by the existing structure, stairs and landscaping. The unit as purchased is Ivory, which is in contrast to the building. We intend to paint the unit Brown to match the existing structure and blend in more to the surroundings. (The contractor says this is easy to do with a can or 2 of brown spray paint.) In addition, we are considering "screening" which would take the shape of a purchased louvered box and/or additional wood screening. Though not currently required, we feel this is important as a good neighbor and homeowner in the community.

- d. I understand that the condenser has a maximum sound rating of 52 decibels (materially less than (i) the 56 dB sound level approved in the Rocky Ridge air conditioning policy and (ii) slightly more than the 47 dB sound level approved with respect to the condenser for Unit 65. I also understand that 52 dB equates to the sound of a normal conversation level. The 52 dB measurement is taken 3 feet from the source, so an assessment of the condenser's sound impact should take into account (A) the likely distance of the point of measurement from the condenser and (B) the fact that the nearest walkway is 16 feet away and the nearest neighbor is 60 feet away. Given that Rocky Ridge Owners and guest are unlikely come within 15 feet of the condenser, we thus anticipate that the sound from the proposed AC system effectively will be inaudible to Rocky Ridge owners and guests.

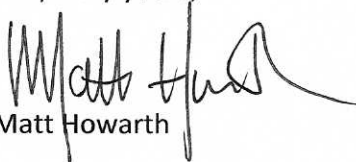
- e. All exterior platforms, wiring, cords, tubes, vents, ducts and other equipment or materials related to the AC system shall be affixed and secured in a safe and aesthetic manner. Accordingly, these ancillary components of the AC system should not adversely affect other Owners or guests.

Thus, as required by the RRPOA's AC policy, the proposed AC system reasonably minimizes the impacts from the proposed improvements (including any sound or visibility impacts).

As per the RRPOA's AC policy, we also propose to enter into a Memorandum with the RRPOA to confirm certain on-going covenants with respect to the proposed AC system. I have enclosed a draft of that Memorandum. The draft is substantially identical to the memorandum the RRPOA entered with Bruce Shepard with respect to the AC system which was recently approved for Unit 65.

If you have any questions about the proposed improvements, please do not hesitate to contact me. To confirm approval by the RRPOA (and its Architectural Control Committee) of the installation of the above-described improvements, please sign this letter in the place indicated below and return a copy to me.

Very truly yours,



Matt Howarth

Approval of RRPOA and its ACC

The Rocky Ridge Properties Owners' Association (and its Architectural Control Committee (the "ACC")), hereby confirms as follows:

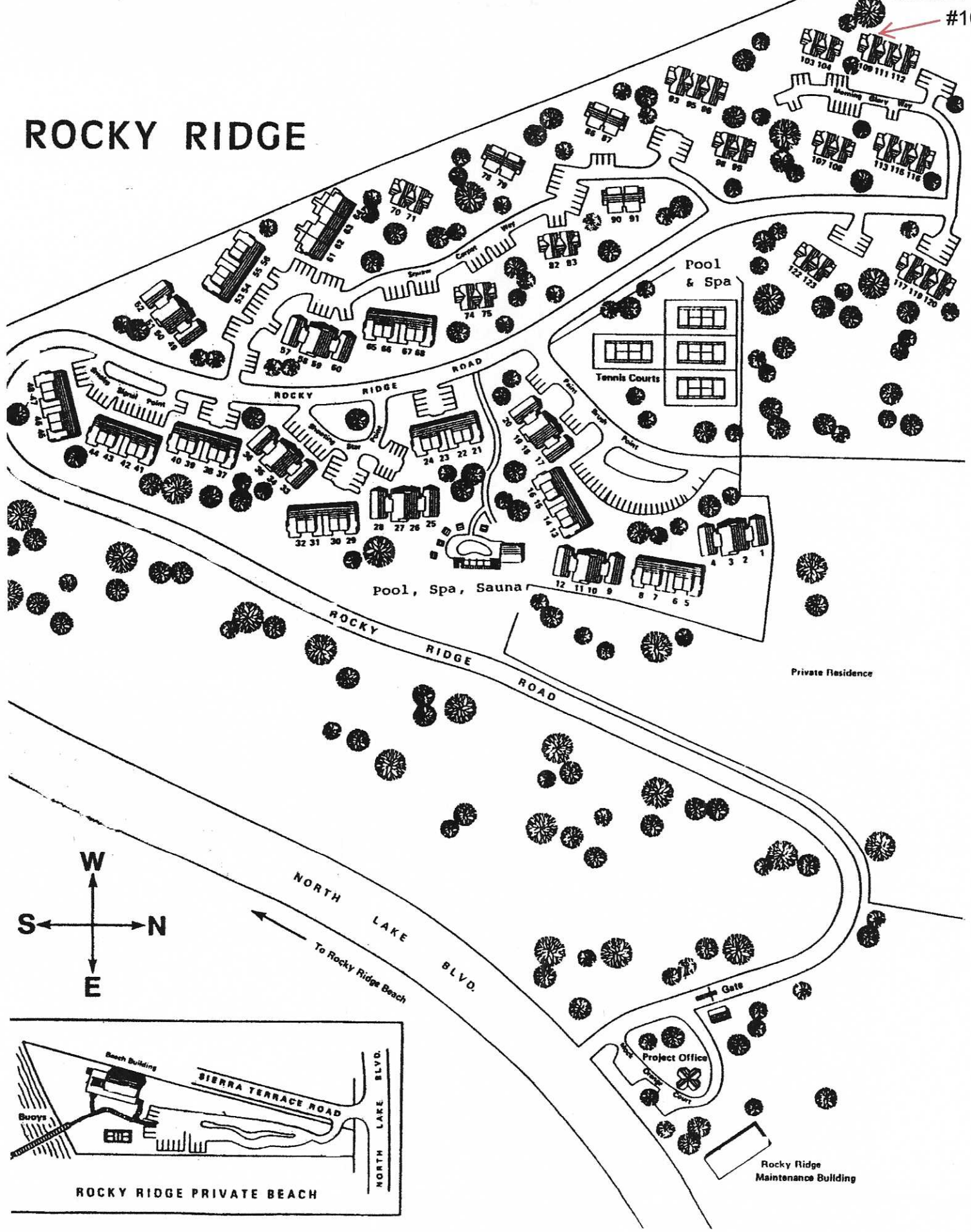
- (i) The ACC has reviewed the request for installation of (A) a vent to be located on the exterior of the southeastern side of the building, as described in the request, and (B) the concrete pad and a condenser (Mitsubishi P-Series) in the location generally depicted in the request, as such location may be adjusted with the approval of the Property Manager.
- (ii) Having reviewed the materials and analysis submitted in support of the request, the ACC finds that the proposed improvements (A) will be in harmony with the external design of other improvements within Rocky Ridge, (B) will not interfere with the reasonable enjoyment of the development by other Owners, and (C) will be generally consistent with the aesthetic standards exhibited by other buildings in Rocky Ridge.
- (iii) Accordingly, the RRPOA (and the ACC) approves the installation of the proposed improvements.

Date: _____, 2023

**The Rocky Ridge Properties Owners' Association and
the Architectural Control Committee of the Rocky Ridge Properties Owner's Association**

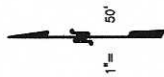
By: _____
Name: William Bauder
Title: Vice President and duly authorized agent

ROCKY RIDGE

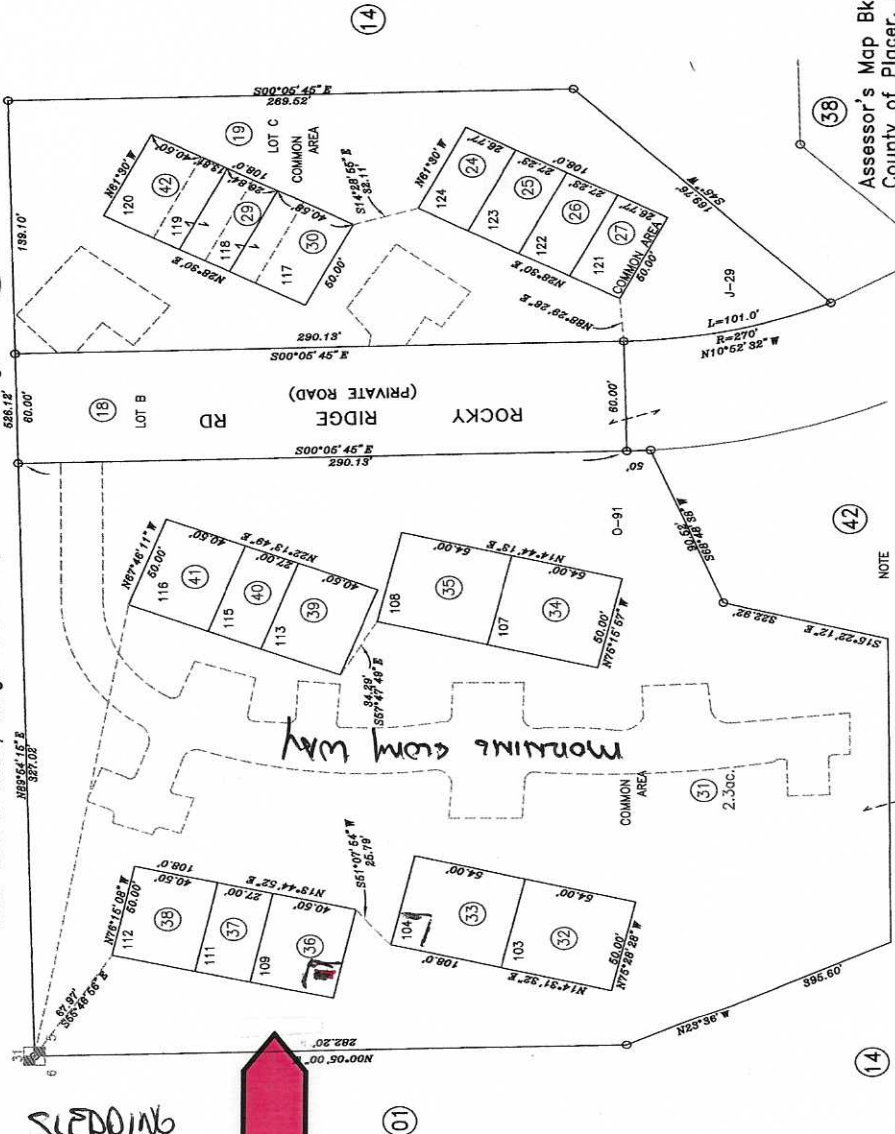


ROCKY RIDGE MAP

94-43



POR. SEC.5, T.15N.; R.17E., M.D.B.&M.
Tract No.228 Rocky Ridge Unit No.3, M.O.R. Bk. J, Pg. 29 Bk.93
Tract No.613 Rocky Ridge Unit No.3, M.O.R. Bk. O, Pg. 91



Assessor's Map Bk.94, Pg.43
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

NOTE
This map was prepared for assessment purposes
and is not intended to establish building
sites or establish precedence over local ordinances.
Official information concerning size or use of any
parcel should be obtained from recorded documents
and local governing agencies.

NOTE
All distances on curved lines are chord measurements.

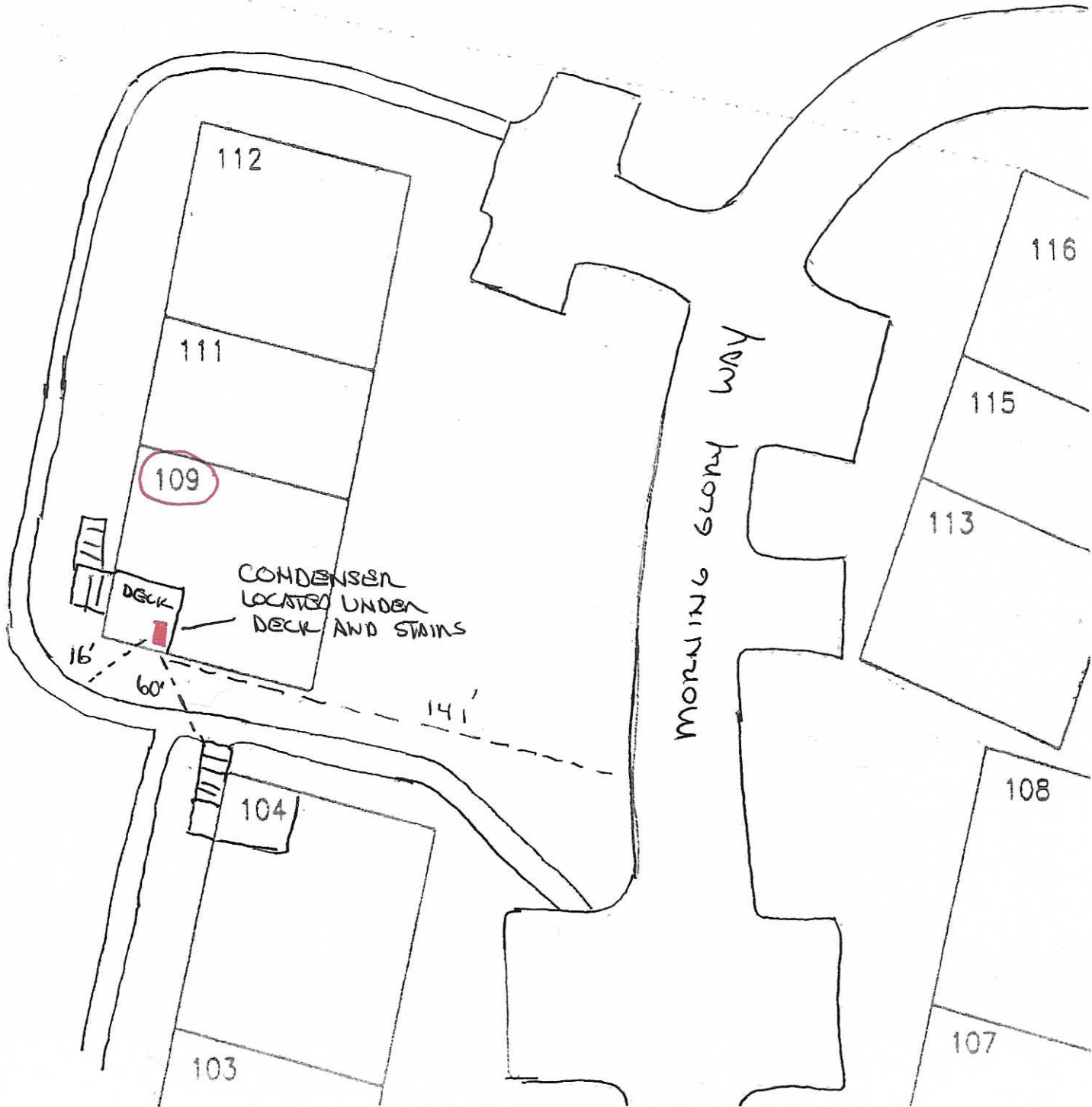
05-30-2005 DEJ
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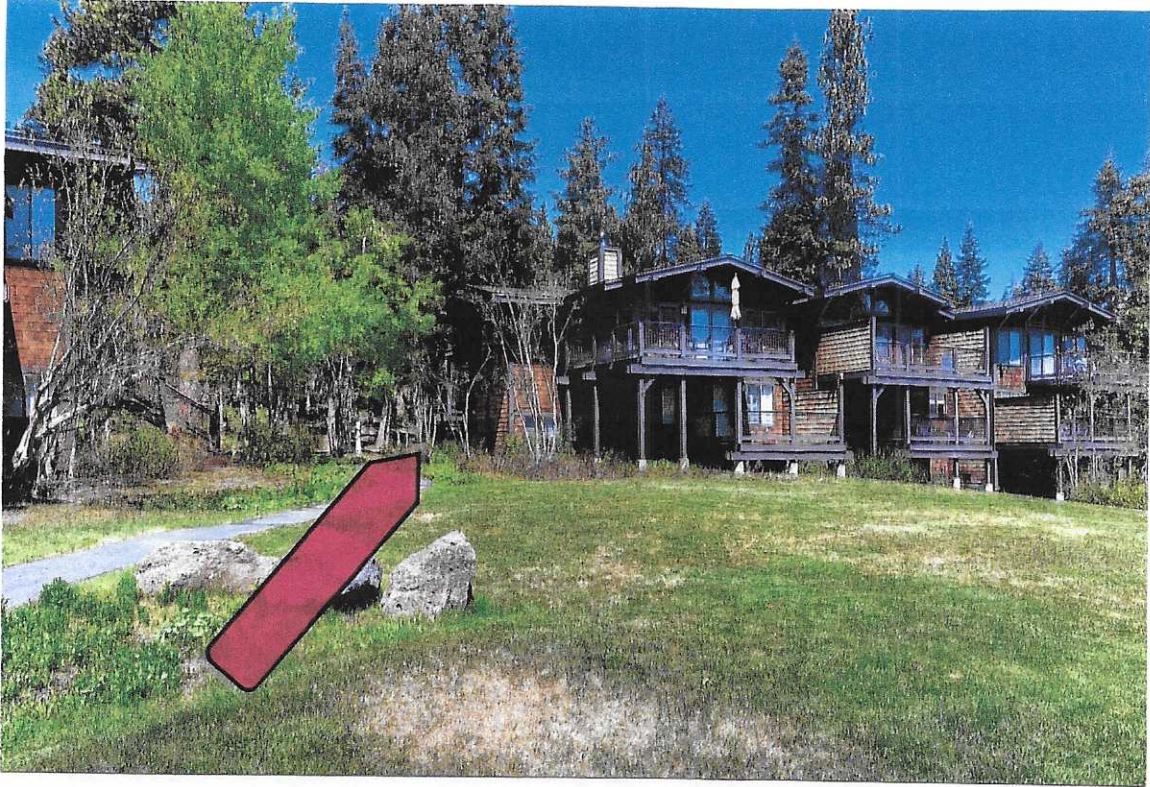
UNIT 109 LOCATION

COMPRESSOR LOCATION UNDER DECK

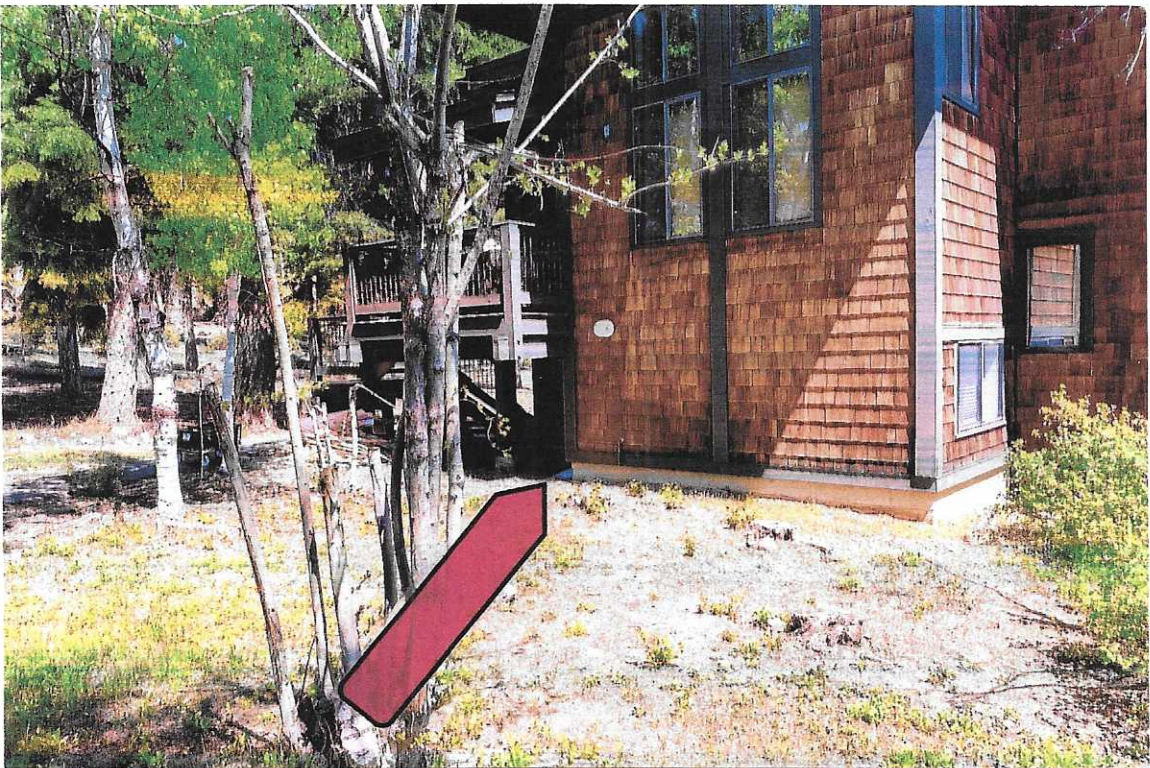
DISTANCE FROM STREET, NEIGHBOR AND WALKWAY

SLEEPING HILL





VIEW FROM STREET (141 FT)



VIEW FROM WALKWAY (36 FT)



VIEW FROM WALKWAY



VIEW FROM WALKWAY (16 FT)

SUBMITTAL DATA: PVA-A36AA7 & PUZ-A36NKA7
36,000 BTU/H AIR HANDLER AIR-CONDITIONING SYSTEM

Job Name:	Engineer:
Purchaser:	Application:
Submitted To:	For: <input type="checkbox"/> Reference <input type="checkbox"/> Approval <input type="checkbox"/> Construction
Submitted By:	Location:
System Designation:	Schedule No.:



UNIT OPTION:

Indoor Unit: PVA-A36AA7

Outdoor Unit: PUZ-A36NKA7 (-BS)

- Standard Model.....PUZ-A36NKA7
 Seacoast (BS) Model.....PUZ-A36NKA7-BS

ACCESSORIES:

Indoor Unit

- External Heating Adaptor (PAC-YU25HT)
 Return Air Intake Extension (PV-RTN-36-42)
 Electric Heat Kitsee.....SB_EH_MVZ_PVA_PVfy_SVZ

Controls

- Wireless Controller (MHK1)
 Advanced Wired Controller (PAR-32MAA / PAR-33MAA)
 Simple Wired Controller (PAC-YT53CRAU)
 Wireless Remote Controller (PAR-FL32MA) + Wireless Signal Receiver (PAR-FA32MA)
 Thermostat Interface (PAC-US444CN)
 M-NET Adapter (PAC-SF83MA-E)

Outdoor Unit

- Rear Snow Guard (SG-1-RE)
 Side Snow Guard (SG-1-SD)
 Front Wind Deflector (x2 required) (CM-S-FR-NKMU)
 Front Wind Blocker (x2 per box) (CM-S-BLK-NKMU)

Note: Mitsubishi Electric (MESCA) supports the use of only MESCA supplied and approved Snow Guard / Wind Deflectors / Windscreens and accessories for proper functioning of the unit(s). Use of non-MESCA supported Snow Guard / Wind Deflectors / Windscreens and accessories will affect warranty coverage.

SPECIFICATIONS:

Rated Conditions (Capacity / Input)*		
Cooling	Btu/h / W	36,000 / 3,250
Heating at 47° F	Btu/h / W	38,000 / 3,030
Heating at 17° F	Btu/h / W	24,000 / 2,990

* Rating Conditions per AHRI Standard:
Cooling | Indoor: 80° F (27° C)DB / 67° F (19° C)WB; Outdoor: 95° F (35° C)DB / 75° F (24° C)WB
Heating at 47° F | Indoor: 70° F (21° C)DB / 60° F (16° C)WB; Outdoor: 47° F (8° C)DB / 43° F (6° C)WB
Heating at 17° F | Indoor: 70° F (21° C)DB / 60° F (16° C)WB; Outdoor: 17° F (-8° C)DB / 15° F (-9° C)WB

Capacity Range		
Cooling	Btu/h	14,600 - 36,000
Heating at 47° F	Btu/h	17,700 - 42,000

Operating Range	
Cooling	0°F** (-18°C) to 115°F (46°C) DB
Heating	-4°F (-20°C) to 70°F (21°C) DB

** Windscreens required for cooling operation below 23°F (-5°C)

AHRI Efficiency Rating	
EER	9.8
SEER	19.3
HSPF IV / V	9.5 / 7.3
COP at 47° F	3.67
COP at 17° F	2.35

Specifications are subject to change without notice.

Electrical Power Requirements	208 / 230V, 1-Phase, 60 Hz		
Minimum Circuit Ampacity (MCA) *	Breaker Size	MOCP (Outdoor)	
Indoor 5.50 AMP	Outdoor 25 AMP	30 AMP	31 AMP

*All electrical work shall comply with National (CEC) and local codes and regulations.

Indoor Unit		
Blower Motor (ECM)	FLA.	4.4
Blower Motor Output	W	430
SHF / Moisture Removal		0.77 / 4.5 pt./h
External Static Pressure	In. WG	0.30-0.50-0.80

Outdoor Unit		
Compressor		DC INVERTER-driven Scroll
Fan Motor (ECM)	FLA.	0.5+0.5
Fan Motor Power	W	74

Airflow Rate (Low-Mid-Hi)			
Indoor (Cooling)	DRY	CFM	788-956-1125
	WET		NA
Outdoor	DRY		3,880

Sound Pressure Level			
Indoor (Low-Mid-Hi)		dB(A)	30-34-38
	Cooling		52
Outdoor	Heating		53

External Dimensions		
Indoor (H x W x D)	In.(mm)	59-1/2 x 25 x 21-5/8 (1511 x 635 x 548)
Outdoor (H x W x D)		52-11/16 x 41-5/16 x 13 + 1-3/16 (1,338 x 1050 x 330 + 30)

Net Weight		
Indoor	Lbs.(kg)	172 (78)
Outdoor		214 (97)

External Finish	
Indoor	Galvanized steel cabinet-Powder coated Slate Grey
Outdoor	Ivory Munsell No. 3Y 7.8 / 1.1

Refrigerant	R410A ; 10lbs., 6oz. (4.7kg)
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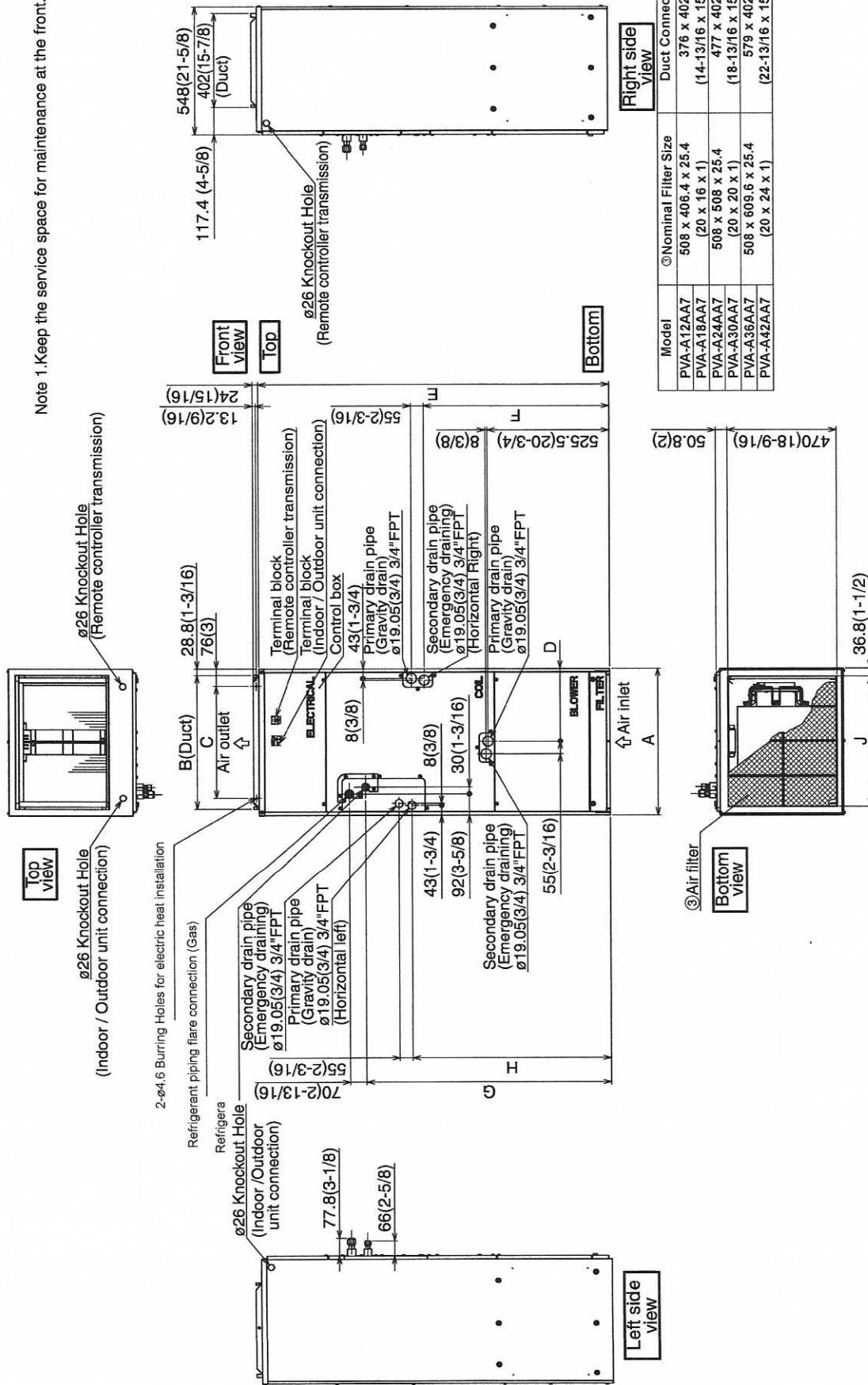
Refrigerant Piping (Flared)		
Liquid (High Pressure)	In.(mm)	3/8 (9.52)
Gas (Low Pressure)		5/8 (15.88)
Maximum Total Refrigerant Pipe Length	Fl. (m)	165 (50)
Maximum Vertical Separation	Fl. (m)	100 (30)

Should this document be altered or changed without MESCA's permission, it becomes null and void. MESCA assumes no responsibility for any consequences in such cases.

DIMENSIONS: PVA-A36AA7

Unit: mm (in.)

Note 1. Keep the service space for maintenance at the front.



Model	③ Nominal Filter Size	Duct Connection
PVA-A12AA7	508 x 406.4 x 25.4 (20 x 16 x 1)	376 x 402 (14-13/16 x 15-7/8)
PVA-A18AA7	508 x 508 x 25.4 (20 x 20 x 1)	477 x 402 (18-13/16 x 15-7/8)
PVA-A24AA7	508 x 609.6 x 25.4 (20 x 24 x 1)	579 x 402 (22-13/16 x 15-7/8)

Model	Unit: mm (in.)										
	A	B	C	D	E	F	G	H	J	① Gas Pipe	② Liquid Pipe
PVA-A12AA7	432 (17)	376 (14-13/16)	281 (11-1/8)	224 (8-7/8)	1275 (50-1/4)	680 (26-13/16)	823 (32-7/16)	735.5 (29)	360 (14-3/16)	Φ 12.7 (1/2)	Φ 6.35 (1/4)
PVA-A18AA7	534 (21)	477 (18-13/16)	382.6 (15-1/8)	266.5 (10-1/2)	1378 (54-1/4)	737 (29-1/16)	953.5 (37-9/16)	792 (31-3/16)	461 (18-3/16)	Φ 15.88 (5/8)	Φ 9.52 (3/8)
PVA-A30AA7	635 (25)	579 (22-13/16)	484.6 (19-1/8)	317.5 (12-1/2)	1511 (59-1/2)	798.5 (31-7/16)	1053 (41-1/2)	853.5 (33-5/8)	563 (22-3/16)		

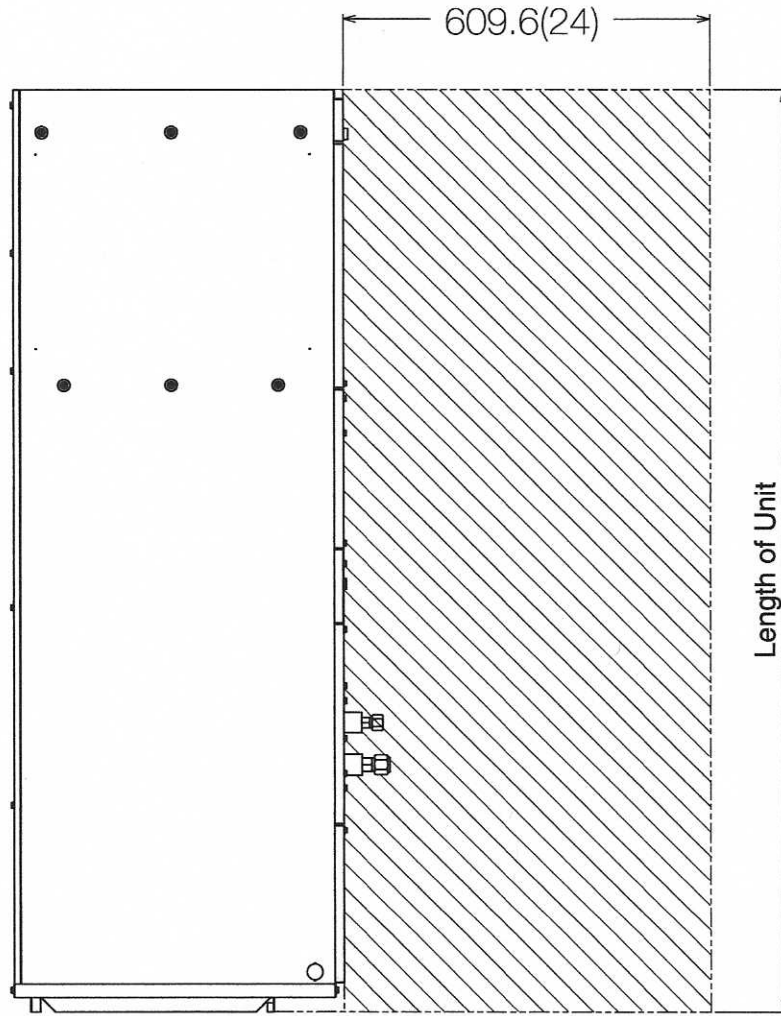
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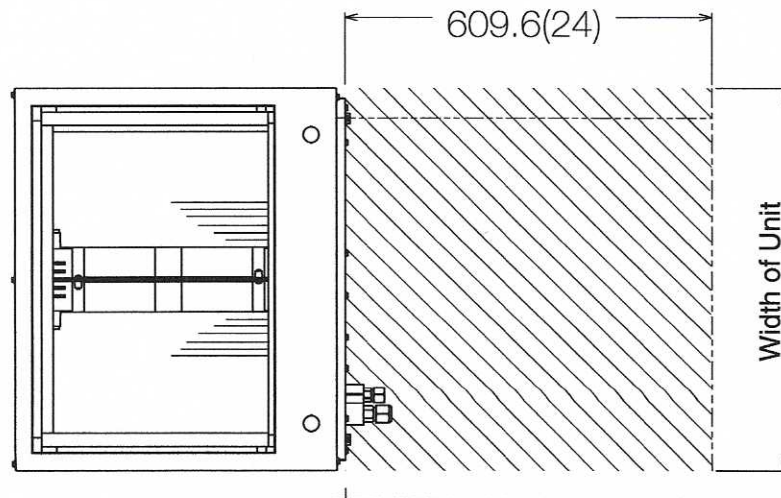
DIMENSIONS: PVA-A36AA7

Unit: mm (in.)

Clearance Area



Horizontal Installation



Vertical Installation

Specifications are subject to change without notice.