

3/26/23

Bruce & Susan Shepherd
809 Margarita Avenue
Coronado, CA 92118
619.846.5667

March 26, 2023

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

Re: Approvals for Remodeling of Unit 65

Dear Yates:

As we have discussed, we are remodeling Unit 65. None of the work will involve alterations to any structural elements of the building within which Unit 65 is located, and the only contemplated changes to the exterior of the Unit consist of the following (all of which will be installed by Jared Smith of A Degree Above):

1. Installation of a small vent (less than 12 inches horizontally, and less than 8 inches vertically) on the second floor of the southwestern side of the building. The vent will be used in connection with a new furnace which we are installing in Unit 65 (replacing a furnace that no longer is working). 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 concrete pad to hold an air conditioning ("AC") condenser to be placed underneath the stairs and the ground floor deck at the back of Unit 65. We understand as follows with respect to the proposed improvements:
 - a. The proposed condenser will be a P-Series Mitsubishi identified as PUY-A24NHAY. This condenser is substantially identical to the condenser installed by Jon Carlson for Unit 40 (though the condenser we propose is a little more technologically current). I have attached a letter from the contractor which describes further the condenser proposed for Unit 65 and includes both specifications for the condenser and a photo of the condenser.
 - b. The concrete pad will be similar in size, shape and appearance to the pad built for the Mitsubishi condenser installed for Jon Carlson at Unit 40. The dimensions of the condenser are 37 & 13/32 inches in width, 37 & 1/8 inches in height, and 14 & 3/16th in depth.
 - c. The locations of the proposed pad and condenser are generally similar to the locations (relative to the townhouse unit in question) of the pad and condenser that the RRPOA approved for Unit 40, except that the proposed condenser for Unit 65 has the advantage of being shielded by the steps coming down from the ground floor deck.

- d. I understand that the condenser has a maximum sound rating of 47 decibels (materially less than both (i) the 56 dB sound level approved in the Rocky Ridge air conditioning policy and (ii) the 55 dB sound level approved with respect to the condenser for unit 40) and that a decrease of 10 dB is material (a reduction of 10 dB reduces that intensity of the sound by 90% and the perceived loudness of the sound by 50%. I also understand that 47 dB equates to the sound of a quiet suburban neighborhood at night. The 47 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 due to wind and other obstacles, the sound will dissipate and test at a lower level with each additional foot that one travels from the sound source. 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 Joanne Weidemann with respect to the AC system which she has installed for Unit 36.

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,

Bruce P. Shepherd

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 southwestern side of the upper floor 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: 4-25, 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

Attachment

Letter from A Degree Above

A Degree Above

March 16, 2023

To: William "Yates" Bauder, Property Manager for the Rocky Ridge Properties Owners' Association

Re: HVAC Improvements within Unit # 65

Dear Yates:

I am working with the owners of Unit #65 (Bruce & Susan Shepherd) with respect to the replacement and renovation of certain of the HVAC improvements within the Unit. I am writing to provide further background information with respect to two aspects of the improvements being undertaken by the Shepherds:

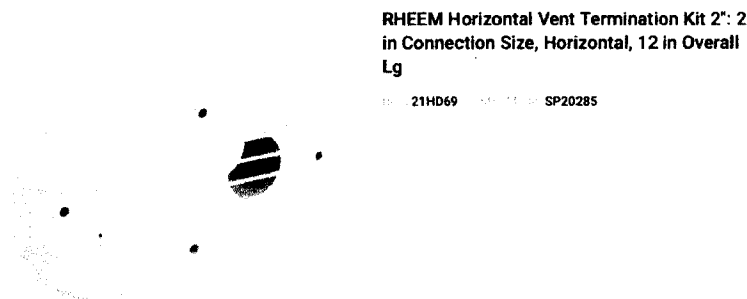
- (1) I inspected certain of the HVAC improvements within Unit #65 in connection with the Shepherds' acquisition of Unit #65. I concluded that the two furnaces serving the unit were old, were leaking and probably should be replaced.

I now am working with the Shepherds to replace the furnaces. The new furnaces that we propose to install will be materially more efficient and effective than the previous furnaces.

In order to replace one of the furnaces, I will need to install a small vent on the Western side of the building. It will be located high up on the building wall (above the level of the second floor of the unit. Here is a link to a website which describes and depicts the vent.

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.grainger.com%2Fproduct%2FRHEEM-Horizontal-Vent-Termination-21HD69&data=05%7C01%7C%7C0aa3e0bc50514497007208db19e09015%7C84df9e7fe9f640afb435aaaaaaa%7C1%7C0%7C638132224494680184%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=CLbcVF7UM5s9uCo%2FXj54WZZImYrhU54boFQ%2F9WBlwi0%3D&reserved=0>

Here is a picture of the vent:



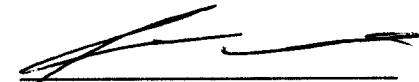
I have installed similar such vents for other units at Rocky Ridge. I understand that like the vents that I have installed for other owners, this vent will be painted to match the exterior color of the building.

- (2) As they undertake the remodel of Unit #65, the Shepherds would like to incorporate the infrastructure to permit the Unit to operate with air conditioning. The air conditioning equipment and system which they propose to install will be substantially similar (upon completion of the installation) to the air conditioning equipment that I installed for unit #40 at Rocky Ridge (owned by Jon Carlson). Part of the air conditioning equipment will include a condenser that will be placed upon a pad located against the exterior wall beneath the deck on the lakeside of Unit #65 (this is similar to the installation used for Carlsons' condenser). The dimensions of the condenser are See ~~attached~~ spec sheet (again, similar to the dimensions for the Carlsons' condenser), and the sound rating of the condenser is 7 decibels (^{less than} akin to the sound rating for the Carlsons' condenser).
(see spec sheet - 47 dB)

I hope that this information is helpful to you as you consider the HVAC improvements contemplated for Unit #65.

Very truly yours,

A DEGREE ABOVE, INC.



Jared L. Davis, President

3-16-23

SUBMITTAL DATA: PKA-A24KA7 & PUZ-A24NHA7
24,000 BTU/H WALL-MOUNTED HEAT PUMP 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.:

Indoor Unit: PKA-A24KA7

Outdoor Unit: PUZ-A24NHA7 (BS)

UNIT OPTION:

- Standard Model.....PUZ-A24NHA7
 Seacoast (BS) Model.....PUZ-A24NHA7-BS

ACCESSORIES:

Indoor

- External Heater Adaptor (PAC-SE59RA-E)
- Controls**
- Wireless Controller (MHK1)
 Advanced Wired Controller (PAR-32MAA / PAR-33MAA)
 Simple Wired Controller (PAC-YT53CRAU)
 Wireless Remote Controller (PAR-FL32MA)
 Thermostat Interface (PAC-US444CN)
 M-NET Adapter (PAC-SF83MA-E)

Outdoor Unit

- Front Wind Guard (PFR-24-30)
 Rear Wind Guard (PRE-24-30)
 Side Wind Guard (PSD-24-30)

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	Bluh / W	24,000 / 1,960
Heating at 47° F	Bluh / W	26,000 / 1,750
Heating at 17° F	Bluh / W	15,700 / 1,750

* 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	Bluh	10,000 - 24,000
Heating at 47° F	Bluh	9,000 - 28,000

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 Ratings

EER	12.2
SEER	21.4
HSPF	IV / V 11.0 / 8.2
COP at 47° F	4.35
COP at 17° F	2.62

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 1 AMP	Outdoor 19 AMP	25 AMP	26 AMP
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*All electrical work shall comply with National (CEC) and local codes and regulations.

Indoor Unit

Fan Motor (ECM)	FLA	0.36
Fan Motor Output	W	56
SHF / Moisture Removal		0.77 / 5.0 pt./h
Field Drainpipe Size O.D.	in (mm)	5/8 (16)

Outdoor Unit

Compressor	DC INVERTER-driven Twin Rotary	
Fan Motor (ECM)	FLA	0.4
Fan Motor Power	W	86

Airflow Rate (Low-Mid-Hi)

Indoor (Cooling)	DRY		635-705-775
	WET	CFM	570-635-700
Outdoor	DRY		1,940

Sound Pressure Level

Indoor (Low-Mid-Hi)			39-42-45
	Cooling	dB(A)	47
Outdoor	Heating		48

External Dimensions

Indoor (H x W x D)		14 3/8 x 46 1/16 x 11 5/8 (365 x 1170 x 295)
	in (mm)	
Outdoor (H x W x D)		37-1/8 x 37-13/32 x 13 + 1-3/16 (943 x 950 x 330 + 30)

Net Weight

Indoor	Lbs.(kg)	46 (21)
Outdoor		153 (69)

External Finish

Indoor	White Munsel No. 1.0Y 9.2/0.2
Outdoor	Ivory Munsel No. 3Y 7.8 / 1.1

Refrigerant

R410A; 7lbs., 11oz. (3.5kg)

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.

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**RECORDING REQUESTED BY, AND
WHEN RECORDED, MAIL TO:**

**ROCKY RIDGE PROPERTIES OWNERS ASSOCIATION
Attn: William Bauder
1877 North Lake Blvd
Tahoe City, CA 96145**

(Space Above for Recorder's Use)

**MEMORANDUM PERTAINING TO HVAC IMPROVEMENTS
FOR TOWNHOME 65 OF ROCKY RIDGE**

THIS MEMORANDUM dated April 25, 2023 (the "Memorandum") is executed and delivered by Bruce and Susan Shepherd, as trustees of the Bruce and Susan Shepherd Trust (the "Pertinent Townhome Owner"), as owner(s) of Townhome Residence number 65 (the "Pertinent Townhome") within the Rocky Ridge common interest development in the vicinity of Tahoe City, California (the "Development"), and by the Board of Directors (the "Board") of the Rocky Ridge Properties Owners' Association (the "Association"), in its capacity as the Association's Architectural Control Committee (the "ACC").

The Rocky Ridge development is subject to certain covenants, conditions and restrictions described in Attachment 1 to this Memorandum (as amended, the "CC&Rs"). Capitalized terms used herein without definition have the meanings assigned to them in the CC&Rs. The Association operates, manages and maintains Common Areas and Common Facilities within the Rocky Ridge Development and performs certain other duties and obligations that are set forth in the CC&Rs and/or certain related Governing Documents, including, without limitation, periodic maintenance and repair of exterior elements of the Townhome Residences, and snow removal (as necessary). In spite of these exterior maintenance responsibilities, the Townhome exterior elements are not Common Areas as defined in the Declaration, however any alteration of the exterior elements is subject to prior written approval by the ACC.

The Board is executing this Memorandum on behalf of the ACC to evidence approval of construction of certain "HVAC Improvements" pertaining to the Pertinent Townhome. The HVAC Improvements are generally described in the "Preliminary Plan" described in Attachment 2 to this Memorandum (the "Preliminary Plan"). The final design and construction plans for the HVAC Improvements (the "Final Design Plan") shall be derived from the Preliminary Plan and shall memorialize such changes to the Preliminary Plan as may be agreed upon through discussions between the Pertinent Townhome Owner, their contractors and subcontractors and the Property Manager for the Rocky Ridge Development (the "RR Property Manager"). The current RR Property Manager is William "Yates" Bauder. The Pertinent Townhome Owner agrees that the RR Property Manager shall have material discretion in determining the scope and nature of the design, materials and construction processes, and the sound attenuation features, involved in the Final Design Plan for the HVAC Improvements.

The ACC hereby approves the construction of the HVAC Improvements, subject to the following:

1. **Construction.** The Pertinent Townhome Owner agrees that all work involved in the installation of the HVAC Improvements will be undertaken in a manner which is consistent in all material respects with the Final Design Plan and all applicable laws, and that all such work shall be performed by contractors or subcontractors that are duly licensed and that have been approved by the RR Property Manager. The Pertinent Townhome Owner further agrees to cause the HVAC Improvements to be completed and operated in accordance with the "specific requirements" set forth in Attachment 3 to this Memorandum. Neither the Association, its Board, its ACC nor the RR Property Manager is approving the effectiveness of the HVAC Improvements for air conditioning or heating purposes. Rather, the approvals of the Association, the Board, the ACC and the RR Property Manager are limited to approving that the HVAC Improvements (if constructed and operated in accordance with this Memorandum) will meet the requirements of the CC&Rs calling for approval by the ACC of the appearance of improvements to the exterior of Townhome Residences within the Rocky Ridge Development. The Association, the Board, the ACC and the RR Property Manager express no opinion as to, and shall not be responsible for, the efficacy of the HVAC Improvements, and in the event changes are required to the HVAC Improvements to improve their air conditioning or heating performance (or to reduce their impacts), those future improvements shall be implemented at no expense to the Association, and any such work will be subject to further architectural review and approval from the Association (and its ACC) to the extent that the improvements further alter the exterior of the building containing the Pertinent Townhome.

2. **Operations.** The Pertinent Townhome Owner further agrees to construct and operate the HVAC Improvements in accordance with the following:

- a. The HVAC Improvements shall be operated at all times in compliance in all material respects with all applicable laws. To the extent that any non-compliance results in the Association suffering damages or expenses, the Pertinent Townhome Owner shall be responsible for bearing the same.
- b. The use and operation of the HVAC Improvements shall not cause objectionable gases, odors, operational noise or vibrations within, or on the exterior deck(s) that are attached to or a part of, any other Townhome Residence. The Pertinent Townhome Owner shall apply reasonable efforts and construction practices to minimize the noise emanating from the HVAC Improvements, and in no event shall the noise produced by the HVAC Improvements (as measured at a point 6 feet from the HVAC equipment) be greater than 56 decibels. The HVAC Improvements also shall include shielding and other protective features reasonably appropriate to assure that the operation of the HVAC Improvements shall not pose a meaningful threat to the safety of individuals who are Owners, occupants or guests of adjacent Townhome Residences, including any children of such neighboring Owners and/or occupants.
- c. If, after installation, the installed HVAC Improvements generate noise, vibrations or smells violative of the above standards, then the Pertinent Townhome Owner (at their own expense) will take such steps as the Association requests to bring the noise/vibration/smells within the required thresholds. If the required thresholds cannot be achieved, then the Pertinent Townhome Owner (at its own expense) will remove the HVAC Improvements, to the extent so requested by the Association, and return the building exteriors to a quality consistent with the existing condition (as determined by the RR Property Manager). Further, if after installation the technology applicable to shielding the visual, noise, smell or vibration impacts of the HVAC Improvements evolves so as to enable impacts which are materially less intrusive to owners of other Townhome Residences within the Development, then the Pertinent Townhome Owner (at their own expense) shall make revisions to the HVAC Improvements, as requested by the Association, so as to cause the HVAC Improvements to be reasonably consistent with the evolving technologies; provided, however, that the Association may not require revisions to the HVAC Improvements pursuant to this sentence if the costs of the revisions are unreasonable relative to the benefits achieved through the requested revisions, as determined by the Association. Any requested changes or alterations in the HVAC Improvements shall be described in writing and in reasonable detail to the then Owners of Pertinent Townhome.

The Pertinent Townhome Owner further agrees that approval by the ACC of the installation of the HVAC system shall not be construed as imposing any responsibility upon the Association or the ACC for damages caused by the HVAC Improvements, it being understood that (subject to Section 9.05 of the Declaration of CC&R's), the Pertinent Townhome Owner shall be responsible for any damages caused by the installation, maintenance or operation of the HVAC Improvements to the same extent as the Pertinent Townhome Owner would be liable for damages arising out of installation, maintenance or operation of equipment located exclusively within the walls of Pertinent Townhome. The Pertinent Townhome Owner has placed its initials below to further confirm that it has reviewed and understands the commitments set forth in this Section 2.

_____ [Initials of Pertinent Townhome Owner]

3. **Findings.** In approving the HVAC Improvements, the ACC, in its discretion (and as contemplated by Section 5.07 of the CC&Rs), has determined and found that the HVAC Improvements:

- a. will conform to the CC&Rs and any pertinent Architectural Review Guidelines that are in effect with respect to the Development;
- b. will be in harmony with the external design of other structures and/or landscaping within the Development;
- c. will not, as a result of their appearance, location or anticipated use, interfere with the reasonable enjoyment of any other Owner of his or her property, or of any other Owner's reasonable enjoyment of the Common Areas and Common Facilities; and
- d. will be consistent with the architectural and aesthetic standards prevailing within the Development and with the overall plan and scheme of development within the Development.

In making these findings, the ACC has assumed that the HVAC Improvements will be constructed and operated as provided herein, and that the Pertinent Townhome Owner will abide by their commitments herein. Approval of the Pertinent Townhome application is not to be viewed as a precedent, although the application package may serve as useful reference indicating the type of issues that the ACC will consider in the context of other applications.

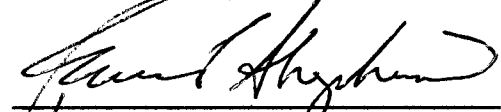
4. **Miscellaneous.** The Pertinent Townhome Owner represents that it is duly authorized to execute, deliver and record this Memorandum. Should any legal proceeding be brought to enforce the terms of this Memorandum, the prevailing party (as determined by the adjudicator for such proceeding) shall be entitled to an award of its costs and attorneys' fees and charges incurred in connection therewith. Should the Pertinent Townhome Owner fail to pay any amounts mandated by this Memorandum as and when requested, the Association may treat such non-payment as a failure to pay a Special Assessment imposed under the Governing Documents. The parties agree that the benefits and burdens of this Memorandum, and the covenants herein of the Pertinent Townhome Owner, are intended to "run with the land" and shall bind and inure to the benefit of any successor in interest to the Pertinent Townhome Owner or the Association in accordance with California Civil Code section 1468. This Memorandum may be signed and then transmitted by facsimile, so long as the parties expeditiously follow up with the delivery of an originally signed and acknowledged document. The Association may cause the Memorandum to be recorded in the Official Records of the County Recorder for Placer County, California. The costs of any such recordation shall be reimbursed by the Pertinent Townhome Owner to the Association upon request from the Association. Promptly after a filed copy of the Memorandum is received from the County Recorder, a copy thereof shall be provided to the Pertinent Townhome Owner.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first above written.

The Architectural Control Committee of the Rocky Ridge Properties Owners' Association

By: The Board of Directors of the Rocky Ridge Properties Owners' Association

Pertinent Townhome Owner:


 Name (printed): Bruce Shepherd

By: _____
~~Stephen Dohrmann, Board President~~
 William Bauder,
 Authorized Agent

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Attachment 1: Description of CC&Rs

The CC&Rs consist of the following documents:

The Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Rocky Ridge, recorded in the Official Records of the Placer County (California) Recorder's Office on August 15, 2018 as Document No. 2018-0036916-00.

The above document has been amended by the following document:

The First Amendment of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Rocky Ridge, recorded in the Official Records of the Placer County (California) Recorder's Office on September 9, 2021 as Document No. 2021-0113362-00

Attachment 2: Preliminary Plan

The "Preliminary Plan" consists of the following:

1. The materials submitted by the Pertinent Townhome Owner to William Bauder through an email dated March 26, 2023. The email has a subject line captioned "Air Conditioning Proposal Unit #65". Attached to that email is a letter from the Pertinent Townhome Owner describing the air conditioning system and how it satisfies the requirements of the Association's air conditioning policy. There are two attachments to the March 26, 2023 letter:

- A letter dated March 16, 2023 from A Degree Above, describing generally the proposed air conditioning improvements and providing specifications for the Mitsubishi P-Series condenser; and
- A draft of this Memorandum.

2. An email dated April 17, 2023 depicting the proposed approximate location of the outside condenser.

Attachment 3: Specific Requirements

The Pertinent Townhome Owner further agrees as follows:

- a. In constructing and operating the HVAC Improvements, the Pertinent Townhome Owner and/or its contractors shall comply in all material respects with any applicable governmental laws.
- b. The HVAC Improvements, and any enclosure structure, must be constructed and installed solely within the boundaries of the Pertinent Townhome (and any area covered by the deck or the eaves of the roof over the Pertinent Townhome).
- c. External equipment involved in the HVAC Improvements shall consist exclusively of (a) a condenser identified as a Mitsubishi P-Series Condenser and potentially a disconnect switch which may be mounted to the side of the building. All other wires, tubes, hoses, drains, etc. shall not be materially visible to users of other units or any nearby common areas, except as approved in writing by the RR Property Manager.
- d. The condenser must be rated to produce no greater than 56 dBA of sound at a distance of 6 feet from the condenser.
- e. The equipment shall be installed in a manner that includes finishing components that provide an architecturally pleasing consistency and coordination with the existing exterior of the Pertinent Townhome building. The materials and appearance of any such finishing components shall be subject to the approval of the RR Property Manager.

Subject: Unit 65 AC Approval Request
Date: Monday, April 17, 2023 at 6:46:18 PM Pacific Daylight Time
From: Bruce Shepherd
To: Steve Dohrmann, Robert Schuchardt, Laura Bertone, Curtis C. Sproul, Frank J. Pagliaro, Matt Howarth
CC: Yates (William) Bauder, Buster Fenley, Cirra Mason
BCC: Sue Shepherd
Attachments: Assessor's Parcel Map for Unit 65.pdf, Map - Proposed location for 65 condenser.pdf

I have received a request for a map depicting the proposed location for the condenser for which I have requested approval for unit 65. This item will be before the board at our meeting on April 25.

In fact, our air conditioning policy requests that such a locational map be included as part of the approval request package for an air conditioning unit. My challenge in providing such a map, however, has been the persistent mounds of snow, which interfere with access, measurements, photos, etc..

Nonetheless, in order to address the request for a map, I have drawn (and I enclose with this email) a freehand map showing the location for the proposed external AC condenser.

Please note that the map is "rough"; I derived it from the Assessor's parcel map (a copy of which also is attached to this email). The Assessor's parcel map provides further context as to the greater area of which unit 65 is a part.

I included the relative distances listed on my freehand map in order to provide a better sense as to the proposed relative location of the condenser. But please keep in mind that the distances represent approximations calculated from the distances shown on the Assessor's parcel map; while I believe that the distances are close to accurate (given the precision of the Assessor's parcel map), they could be off by a few feet.

Please do not hesitate to contact me with any further questions.

ROCKY RIDGE ROAD

MAP DEPICTING PROPOSED LOCATION
FOR UNIT 65 AC CONDENSER

CONDENSER (TO BE LOCATED
BEHIND DECK AND
STAIRS)

APPROX 60'

APPROX 23'

APPROX 58'

APPROX 23'

APPROX 20'

UNIT 68

UNIT 67

UNIT 66

UNIT 65

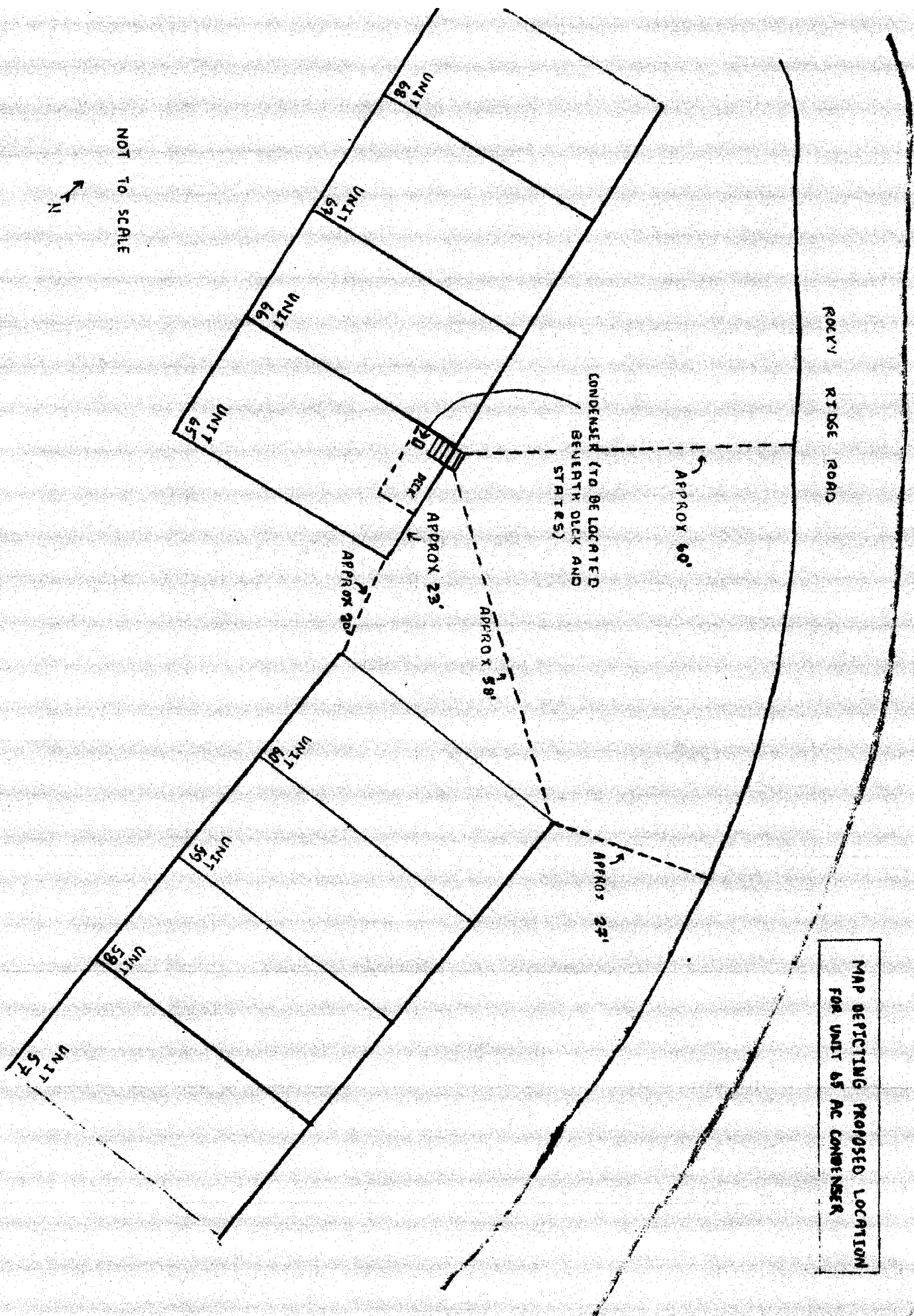
UNIT 60

UNIT 59

UNIT 58

UNIT 57

NOT TO SCALE





First American

myFirstAm® Tax Map

1877 N Lake Blvd #66, Tahoe City, CA 96146

