IDLEWOOD II HOMEOWNER'S ASSOCIATION

Air Conditioner Condensing Unit Location and Specifications Policy

October 29, 2010

Our neighborhood was built without, and has existed many years without any air conditioning units. However, residents have periodically inquired about where air conditioning units for their residences should be located.

The Idlewood II Homeowners Association's objective is to designate condensing unit locations and specifications that minimize the visibility and noise pollution.

Each residence has been evaluated by a committee of Association Members using the criteria listed below to determine the approved air conditioner condensing unit location/s. The results, titled "SCHEDULE A", are attached and part of this Policy.

Condensing Unit Location and Specifications Criteria:

- Unit must be on deeded property:
  Each Lot is 35'x 85'.
  Each Unit foot print is 25'x 55'.
  Each Lot has 15' to the front, 15' to the rear and 10' to the open side.
- Unit cannot be in the front of the residence nor be visible from Idlewood Lane.
- Unit cannot block the normal drainage flow or be in a drainage easement.
- Unit must have a maximum decibel level no greater than 74dB per the manufacturer's specs.
- Screening with bushes and/or pickets consistent with deck pickets in color and design may be required.
- Location must have a minimal visibility from neighbors.
- Location must minimize the sound levels discernable from neighboring units, especially master bedrooms.
- Intrusion to neighboring decks or patios must be minimized.

Before an Air Conditioning Unit can be installed, a request with specifications and location must be submitted to the Homeowners Association Board for approval.

By following this policy we can all enjoy the quiet of Flagstaff evenings and stay comfortable during the unusually warm periods.

SCHEDULE A -- Air Conditioner Condensing Unit Location and Specifications Policy

October 29, 2010

Air Conditioner Condensing Unit Locations for Idlewood II Homeowners

Unit 5140: From a point at the southeast corner of the garage west 19' to 21' next to the entry deck or in the rear immediately adjacent to the deck.

Unit 5150: From a point at the northeast corner of the garage west 29' to 32' next to the entry deck or in the rear immediately adjacent to the deck.

Unit 5190: From a point at the southeast corner of the garage west 19' to 21' next to the entry deck.

Unit 5200: Outside of the northwest living room window next to the rear deck or from a point at the northeast corner of the garage 19' to 21' west, next to the entry deck.

Unit 5210: Outside of the southwest living room window (current walkway) or 12' to 14' west of the arcadia door.

Unit 5220: From a point at the northeast corner of the garage 29' to 31' next to the entry deck or 13' to 15' west of the arcadia door.

Unit 5230: From a point at the southwest corner of the garage north 19' to 21' next to the entry deck or north of the rear deck to the west of the existing slab.

Unit 5240: In the rear of the unit at the northern end of the deck, west of the phone line connection boxes.

Unit 5250: In the rear of the unit below the dining room window between the deck and entry to the crawl space.

Unit 5260: From a point at the southeast corner of the garage north 20' to 22' under the entry deck or in the rear of the unit between the deck and basement window below the dining room window.

Unit 5270: In the rear of the unit below the dining room window between the deck and entry to the crawl space.

Unit 5280: From a point at the southwest corner of the garage east 22' to 25' (outside the basement window) or on the rear patio 4' to 6' from the northeast corner of the unit.

SCHEDULE A -- Air Conditioner Condensing Unit Location and Specifications Policy (Continued)

October 29, 2010

Air Condition Condensing Unit Locations for Idlewood II Homeowners

Unit 5290: From a point at the northwest corner of the garage east 23' to 25' below the deck (outside the basement window).

Unit 5300: From a point at the southwest corner of the garage west 8' to 10' below the retaining wall or east 20' to 22' below the deck.

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SIGNATURE PAGE:

John Schwarz John Schwarz, for the Board.

Kay Thompson_____

Kathy Kietzer _____

Cherry Santee _____

Brian Wilson _____