

**Arbor Ridge P.U.D. Homeowners Association
Air Conditioners and Aesthetic Appearance
Administrative Resolution - 2024 - 01**

WHEREAS, the Arbor Ridge Homeowners Association Board of Directors pursuant to the Bylaws, Article 7, Section 1, is given the “power to adopt and publish rules and regulations governing use and maintenance of the Common area and to establish fines and penalties for the violation thereof.”; and

WHEREAS, pursuant to CC&R, ARCHITECTURAL AND CONSTRUCTION STANDARDS, RESIDENTIAL COVENANTS, Section A. RESIDENTIAL COVENANTS, 17) Exterior Finish, *“The exterior finish of all construction on any lot shall be designed, built and maintained in such a manner as to blend in with the existing structures and landscaping within this P.U.D. Exterior colors must be approved by the Architectural Control Committee. Exterior trim, fences, doors, railings, decks, eaves, gutters, exhaust pipes and exterior finish on garages and other accessory buildings shall be designed, built and maintained to be compatible with exterior of the structures they adjoin.”*; and

WHEREAS, it is the intent of the Board of Directors to regulate the installation of air conditioners (permanent whole-house central air conditioners or temporary window-mounted units) which may affect the aesthetic appeal of the Arbor Ridge neighborhood;

NOW, THEREFORE, BE IT RESOLVED THAT the following rules shall apply:

1. Permanent whole-house central air conditioner units shall be professionally installed, preferably situated behind the home or hidden from public view.
 - a. Homeowners must submit an Architectural Review form detailing the installation and how it will meet the requirements of this Resolution and related HOA governing documents. Only upon approval by the Board of Directors shall such air conditioner unit be installed on the property.
2. Window-mounted air conditioner units may be installed and used temporarily during the warm seasons within the timeframe of April 30 through October 1, per Oregon Senate Bill (SB1536). Removal of temporary air conditioner units should occur during the cold seasons (i.e., after October 1 until April 30). Exceptions may be considered by the Board of Directors based on weather conditions.
 - a. Homeowners must submit an Architectural Review form detailing installation of the window-mounted air conditioner and how it will meet the requirements of this Resolution and related HOA governing documents. Only upon approval by the Board of Directors that such air conditioner unit may be installed on the property.
 - i. Any open window space around the portable air conditioner unit must be covered with the manufacturer supplied fins, clear or white solid plexiglass panels, or solid panels painted to match the house's primary color.
 - 1) Materials such as cardboard, paper, plastic sheathing, or similar substances are not permitted for this use.
 - b. Approval for temporary window-mounted air conditioner units does not need to be renewed annually for the same homeowner of the same dwelling.
3. Air conditioner units that become unsightly due to dirt or damage or deemed inoperable shall be considered to be in noncompliance pursuant to the CC & Rs, Bylaws and associated governing documents of the Arbor Ridge HOA Community. The responsible Homeowner will be subject to the Fine Policy Resolution.

ATTEST:

<<On File>>

President

Date

<<On File>>

Secretary

Date