

**Grand Champions Villas AOA**  
**Under lanai Specifications for Installation of**  
**Split System Air Conditioners**  
**(ground floor units only)**

Prior to installing an air conditioner at Grand Champions Villas the Owner of the condominium must complete and turn in a Remodeling Category II form.

Use of the crawl space under the lanais is subject to approval/denial on a case-by-case analysis because each building configuration varies in size and accessibility.

The air conditioner and the installation must meet the following specifications:

**BRANDS:**     **Mitsubishi: Condensing unit # MXZ3C3ONA** (easiest to get parts in Hawaii)

**Fujitsu Model: Condensing unit # AOU48RLXFZ**

**COLOR: Chassis color must be off-white or tan in color.**

**INSTALLATION:** Must be done by a licensed and qualified air conditioning contractor.

- 1) Condensing unit must be installed in approved location on or below the lanai.
- 2) Condensers under the lanai must be mounted on an equipment pad mount such as or equivalent to part #UC2442-3 sold at Cosco Air Conditioning and Refrigeration (808-871-6285). Condensers on the lanai must be mounted on isolator pad mounts recommended by the air conditioner's manufacturer.
- 3) The air handlers are to be interior wall-mounted.
- 4) The Freon lines and drip lines from the condenser to/from the air handlers are to be secured to the framework under the building and then up through a single hole the floor in the wall directly below the air handler. Once installed the hole must be properly sealed.
- 5) Drip line(s) must be painted to match the building (GCV will provide paint).
- 6) Condensers installed under the lanai must provide a lattice access gate and may require additional lattice to conceal the condenser and provide a finished look. Clay colored Vinyl Traditional Lattice is available at Lowe's item #167691, model #73004329.

**LIABILITY:** Any damage as a result of the installation of an air conditioner, including but not limited to water damage to the building or any personal property, will be the responsibility of the owner of the installed air conditioner.

08/11/17