

**HICKORY CLUSTER ASSOCIATION
CLUSTER STANDARDS FOR HVAC EQUIPMENT**

November 20, 2024

- A. No window HVAC units are allowed.
- B. Rather than specify individual manufacturers and products to limit Owner’s options and resulting visual and acoustic impacts, Hickory Cluster Association (“HCA”) requires all external HVAC equipment to adhere to equipment characteristics corresponding to specific Goodman House model types, variations, and conditions as provided in the following table.

Equipment	House Model A ⁽¹⁾	House Model B ⁽¹⁾	House Model C ⁽¹⁾
		Row Type	
		Carriage Block 1-3	
Characteristic	Block Type Blocks 1-3	Type Blocks 1-3	Split Row Type Block 3

SITE:

Owner Lot	RA DRB Approval Only	RA DRB Approval Only	RA DRB Approval Only
HCA Common Area ⁽²⁾	HCA Approval & Easement	HCA Approval & Easement	HCA Approval & Easement

LOCATION:⁽³⁾

Below neighbor windows ⁽⁴⁾	Case-by-case basis	Not allowed	Not allowed
Front	Allowed	Not allowed	Allowed
Carport	Not allowed	Allowed	Not allowed
End Unit Side	Allowed	Allowed	Allowed
Staggered Unit Side	Allowed	Not allowed	Only allowed for 11518 HC
Rear	Allowed	Allowed	Allowed
Upper Deck	Allowed	Only allowed for Block 3 Model B4	Not allowed
Roof	Allowed	Allowed	Allowed

ACOUSTICAL SOUND LEVEL MAXIMUM	72 dBA	72 dBA	72 dBA
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VISUAL & ACOUSTICAL SCREENING:⁽⁵⁾

Front	Planters	Planters	Planters
Carport ⁽⁶⁾	N/A	Wood or paint	N/A
End Unit Side	Shrubs	Shrubs	Shrubs
Staggered Unit Side	Shrubs	N/A	N/A
Rear with full fence	N/A	N/A	N/A
Rear without full fence	Shrubs or wood screen	Shrubs or wood screen	Shrubs or wood screen

Upper Deck	Case-by-case basis	Case-by-case basis	Case-by-case basis
Roof	Case-by-case basis	Case-by-case basis	Case-by-case basis

TABLE NOTES:

- (1) Specific house model types can be found in Fairfax County property records by searching for your property address: <https://icare.fairfaxcounty.gov/ffxcare/main/home.aspx> – search for the address of the property; click “Residential” to see the “Model Name” for the property.

See model homes types with address below:

House Model A: Block Homes

Block 1 – 11501-11527 Maple Ridge (odd numbers only)

Block 2 – 11531 – 11565 Maple Ridge (odd numbers only)

Block 3 – 11500 – 11506 Hickory Cluster (even numbers only); 11525 -11543 Hickory Cluster (odd numbers only); 11530 – 11546 Hickory Cluster (even numbers only)

House Model B: Row and Carriage Houses

Block 1 – 11500 – 11526 Maple Ridge (even numbers only)

Block 2 – 11569 – 11599 Maple Ridge (odd numbers only)

Block 3 – 11501 – 11521 Hickory Cluster (odd numbers only)

House Model C:

Block 3 – 11512 – 11524 Hickory Cluster (even numbers only)

- (2) If an Owner desires any portion of the HVAC unit and appurtenances to be located on the Cluster Common Area, the Owner must comply with the HCA rules and regulations governing the installation and placement of air conditioning equipment in the Common Area and sign the HCA easement agreement that is in effect at the time of the request.
- (3) Locations shall be as close as possible to the home and adjacent walls and fences, consistent with manufacturer recommended clearances for efficient operation, service, and repair. When the HVAC unit is installed in the property courtyard on the side next to the property party fence line the installation should not come in contact with the party fence so as not to cause any stress/vibration to the fence.
- (4) For Model A Goodman Houses, equipment proposed to be installed under adjacent neighboring property windows shall be approved on a case-by-case basis with full adjacent neighbor affected party notification and approval.
- (5) Wood screens shall comply with HCA General Resolution 6, Fence Standards; other screens shall be approved on a case-by-case basis.
- (6) If Model B Goodman House carport side discharge unit smaller side edge faces the street, that edge may be painted per HCA General Resolution 5 Exterior Painting Standards, Appendix A, page 2 of 2, Interior carport walls, Asteroid color; and no additional screen shall be required.
- C. Any application that requires screening must include the requested type of screening and if shrubs are used, the type of plantings must be included in the application and consistent with the Design Guidelines.
- D. The maximum size of units is 36” x 36” D x 42”H
- E. Heat pumps are allowed, as long as they abide by the Association HVAC sound, size, placement, etc. guidelines.
- F. All cables and wires must be securely fastened to the improvements on the lot and concealed either by painting the cables and wires the same color as the wall or fixture to which it

attached or by approved shrubbery. Any length of exposed refrigerant lines greater than 4 feet should be covered with an HVAC line cover. This can be avoided if the HVAC lines enter the property behind the HVAC unit or toward the bottom of the home's exterior wall.

- G. If the lot's electric meter must be relocated or updated to accommodate the HVAC unit, all applications to the DRB and Cluster Association, if applicable, must include information on the proposed location of such meters. The application must include the proposed location of the meter, scope of work needed to upgrade the meter, explanation of any land disturbing activity, and the impact on any adjacent owners or the Cluster Association's property.
- H. Any replacement HVAC unit must be installed in the same previously approved location, otherwise it must go through the DRB approval.
- I. Sound dampening measures are recommended for all installations and should be included in designs, if used.