

12.4 Air Conditioners, Generators, Garbage and Trash Containers

1. Exterior emergency generators are allowed with MC approval of location, fence shielding, noise dampening etc. They must be permanently installed.
2. All propane tanks larger than 5 gallons, used to supply appliances or emergency generators, must be buried below ground. If adequate room on the property is not available in the front, side or rear of the property, then the tank can be buried beneath the driveway.
3. For all new construction, propane tanks are to be buried – no above ground tanks.
4. **For emergency generators only**, above ground propane tanks shall be permitted under the following circumstances:
 - a. There is no room anywhere on the property to install an underground propane tank.
 - b. Building permits from Indian River County cannot be issued for an underground tank, but can be issued for an above ground tank,
 - c. Installation of an underground tank is not possible due to:
 - Presence of underground utility services that block burial,
 - Requires demolition of existing concrete structures, removal of trees, driveways, walkways, etc.
 - Inability to access the area with equipment for excavation or installation,
 - The owner demonstrates a hardship, such as illness or incapacitation, necessitating an emergency generator. In the event that an owner is granted permission for above ground tanks due to hardship, and if otherwise there is reasonable location on the property to otherwise bury a tank, then at such time the economic hardship ceases to exist or the property changes hands, then the tank must be buried.
 - d. Any above ground propane tank will be limited a maximum size of 120 gallons ea and no more than 2 tanks.
 - e. Above ground tank locations are limited to the sides and rear of homes, screened from view from neighbors and the street. In the event installation on sides and rears of homes is not possible, then an exception can be made (on a case-by-case basis) to place them in the front of the home, assuming they are adequately screened, do not present a safety hazard, and do not negatively visually impact the surrounding neighborhood.
 - f. Above ground propane tanks must be maintained in good condition at all times. No rusty or dirty tanks.
 - g. All installations must receive all applicable building permits from IRC prior to installation. Copies of the permits must accompany any request submitted to the local HOA or GHCA MC for installation.
5. When replacing existing air conditioning condensers or heat pumps, they shall be replaced with equipment of similar size, type, color and function. Location may not be changed without MC approval.
6. All outdoor equipment, including air-conditioning units, pool and irrigation equipment, pool heaters, emergency generators, above ground propane tanks, etc. must not be visible from any street or adjacent property. Masonry/stucco finished walls are required around equipment groupings (A/C, pool heaters/pumps, irrigation pump and generators) and must be hidden by landscaping unless they are out of view. Landscape screening may be used with MC approval but must completely screen the equipment from view. Access to the service entry side of the enclosure must also be shielded from view using landscape materials.

7. All landscape screening used must be as approved by the local HOA and GHCA MC and must be of sufficient density and height to adequately screen all equipment. Landscape materials are to be compatible in type, color, height, etc as other plant materials in use by neighboring properties.
8. Window-mounted or thru-wall air conditioning units are not allowed.
9. All garbage and trash containers shall be stored in garages.