Guidelines for:
12 Wide* Park Trailers or Park Models

1. Owners wishing to have a 12 wide park trailer RV, MUST FIRST have an approved site plan from White county prior to the delivery of the park trailer. White County requires a five (5) foot setback from any Lot line to any RV. **This setback requirement is in force for these installations; there is no provision to "grandfather" old (original) RV locations that do not comply with this County requirement.**

2. Owners wishing to have 12 wide park trailer RV's must have a Permit from the Paradise Valley Campground (PVC) Architectural Committee which includes specifications for:
a. exterior colors - "brown, green or gray earth tone colors or white"
b. siding materials - "RVIA or RPTIA approved materials"
c. roof color - "brown cedar tone, gray, charcoal or green to compliment siding color"
d. roof materials - "architectural asphalt/fiberglass shingles or baked enamel metal"
e. exterior air conditioning - "approved location to mitigate noise and appearance"
prior to the delivery of their park trailer. You must have and show your County Permit when making this application. See PVC Covenants; Second Amendment & Section X, 26. Covenant requirements are shown abbreviated in "quote" marks for reference.

3. It shall be the responsibility of the Lot owner to accurately mark the locations of the subject Lot lines **on the ground**, as illustrated on any site plan. **If location is in question, a "survey" will be required.** See recorded Plats.

4. External A/C units may be located within the County required five (5) foot setback area. **See Page 2 of these Guidelines for Air Conditioning information.**

5. The skirting style permitted for park trailers is lattice.

6. PVC is not responsible for ANY damage incurred to your unit during delivery to your Lot. The Town Creek bridge is 12 foot +, from rail to rail and the 34 inch high rails measured from the bridge deck, are not removable. Be sure your "12 wide" can cross without damage, if that access is needed.

7. It is required that before 12 wide selection and purchase, you meet with the Architectural Committee to discuss your plans and assure that what you have in mind, will comply with both County and PVC requirements.

*** "12 Wide"** makes reference to any park trailer requiring a wide load transport permit, that is 10 or more feet in width.

Air Conditioning for 12 Wide Park Trailers :

It is the purpose of this document to provide information on this topic that can be made available to the prospective park trailer buyer so that he or she can be aware of some of the air conditioning issues surrounding the selection, purchase and delivery of a new park trailer.

A specific PVC permit is required for any air conditioning unit "outside" of the park trailer. This requirement does not apply to RV roof air conditioning units. Some park trailer producers have provided "shelf" type mounting on pitched roofs, for roof RV air conditioning units.

The permitted placement of an "exterior" air conditioning unit is subject to primary concerns for noise and appearance. Placement criteria must first include the impact on "others" in close proximity. Where choices of location are identified, noise and appearance, may dictate longer ducts or Freon lines.

When a park trailer is on a Lot subject to flooding, the air conditioning must be installed above ground at an elevation suggested by past flooding. The cut-off switch and wiring are to be installed anticipating a flood.

Typical of most of the USA, "exterior" air conditioning units are permitted within side yards. Our side yards are a minimum of 5 feet wide. In many situations where there is good separation between adjacent RVs, or structures, the side yard is a logical placement location and provides a minimum "hook up" length. It may be advisable for the AC unit to be placed behind the 12 Wide if there is minimum separation.

PVC has historically specified "lattice" for screening. It is suggested that an "exterior" air conditioning unit be screened from view using lattice of color similar to the park trailer. It is necessary to position this lattice in keeping with safety access for the electrical cut-off switch and to leave space for servicing the unit.

A lot owner must understand where a park trailer may be located, and what type of air conditioning the park trailer is built to accept, especially in situations of limited space. Avoid conflict between the park trailer builder requirements, and PVC where concern for noise and appearance may over rule park trailer limitations. Ignorance of air conditioning limitations, placement restrictions, and installation requirements is **NOT** a justification for non-compliance with noise and appearance Covenant requirements.

Exterior air conditioning units for park trailers fall within three broad classifications:

PACKAGE UNITS: Incorporate all of the air conditioner functions within a single metal package. Connection to the park trailer is made with two flex-ducts which carry source and return air to a duct system built into the trailer. Duct connections are located under the trailer floor. Package Units are the most common, and do not involve Freon lines connections. Most package units exhaust hot air vertically, and CAN NOT be installed under a park trailer, while cross flow side exhaust styles can be.

EXTERIOR COMPRESSOR: Units of this type separate the compressor unit from the air handler unit, typical of most "home" air conditioning. The two parts of this system are connected by Freon lines. The duct system is contained in the park trailer. Distance between parts of the system is not particularly critical and can be extended with longer Freon lines. Compressor units typically exhaust hot air up and can not be installed under a floor. A system of this type is a best choice for four season use since a heating furnace is usually included as part of the overall system.

MINI SPLIT: This system is much like the exterior compressor above except it is duct-less. It can be installed by simply mounting the wall unit inside, and connecting Freon lines to the exterior compressor. Some versions can operate several wall units from a single compressor. Mini Split compressor units are available with cross flow exhaust, can be installed under floors, and are known for high efficiency and quiet operation. Duct less operation presents air circulation problems when interior areas are divided into small spaces that restrict air movement. The park trailer producer should be consulted to determine if this type of unit can be considered.

No attempt has been made here to address heat pumps and detail variations of air conditioning, except as it impacts exterior placement and general operational characteristics. Heating is a separate issue.