

GUTTER POLICY

Purpose of Policy

- To provide architectural guidelines for approval of architectural requests from homeowners for the installation of gutters.
- To provide for standardization of the appearance of gutters in Cluster IV.
- To address prerequisites to Homeowner Association responsibilities for erosion problems associated with the presence or absence of gutters.
- To define the responsibilities of homeowners who wish to install gutters.
- To identify actions that the board of directors may need to take relative to gutters.

Major Items in this Policy

1. Architectural Request Form

- Any installation or replacement of gutters requires submission of and approval of an architectural request form.
- The form will contain a statement by the requestor that they have read, understand and will comply with this policy.

2. Gutters were not provided for any units in Cluster IV by the Developer. As such, gutters are basically an optional addition to a unit by the Unit Owner. The only case when this is not optional is in the case where lack of gutters or the absence of gutter repair or installation, as recommended by this policy, is the cause of erosion at or in close proximity to the unit.

3. Although gutter installation is optional, the Association does encourage their installation, within the confines of this policy, as a major adjunct to efforts for erosion control.

4. Selection and Installation of Gutters

The following is provided to help standardize the architecture, appearance and effectiveness in erosion control of gutters throughout the Cluster:

- Color – Initial. White or Light Gray.
Note: Color (of either the gutters and/or downspouts) may be changed by the Association based upon colors chosen for repainting the units. Repainting occurs every 6-8 years.
- Construction Material – Aluminum
- Style – Needs to conform to the pictures available from the architecture committee. The pictures show two basic styles. Both the rear mounted hook and the front driven nail variety are acceptable.
- Section lengths of gutters should conform to the Building/Unit roof lines and be SEAMLESS.
- Gutters must be 6" wide, due to the heavy rains we can experience here. There are larger 7-8", but these are not viewed by the experts to be necessary, at present.
(Note: The old standard was 4".)
- Downspouts should be "oversized" to carry off the heavy downpours. The new minimum standard for downspouts is 4" x 3". (Note: The old downspout standard was 3" x 2 ½").
- Downspouts must not be fastened to the siding. Making holes in the siding creates other building and unit maintenance problems. If a deviation to this item seems

necessary, please identify this on the architecture request form. The Association will look for alternatives.

- Optional Extras at Installation:
 - Leaf/debris guards
 - Salesmen love these.
 - Our experience and the local consumer services suggest these are very ineffective especially around pine trees.
 - Yes, you can have them.
 - Dam guards
 - Salesmen love these.
 - Our experience and the local consumer services suggest these are very ineffective. The key is having larger gutters (at least 6 inches wide) and downspouts (“oversized”).
 - Yes, you can have them.
 - The owner is responsible for any damage caused by the installation, repair, maintenance or removal of the gutter.
 - The owner is responsible for any liability attributed to the gutter.

5. Ground Level Considerations

- Downspout extensions for water run-off may not extend into the grass area.
- Downspout extensions for water run-off may be buried under the grass to carry water to the proximity of the common front sidewalk. These should be centered well into the lawn area and not near the Unit’s entrance sidewalk. Care should be taken to bury the run-off extension deep enough so that it is NOT a lawn care issue.
- Downspout extensions for water run-off may be buried under the grass to carry water away from the rear area of the unit as well. These must be VERY explicitly indicated in the Architectural request, due to the right-of-ways for multiple services that exist in the rear of units.

6. Maintenance or Replacement of Gutters

- Gutters are to be maintained or replaced by the homeowner and at the homeowner’s expense.
- Maintenance includes the following:
 - Appearance.
 - Structural soundness and stability.
 - Effectiveness in erosion control.

7. Cleaning of gutters is the homeowners’ responsibility.

8. Removal of Gutters

- Should gutters need to be removed, the gutters are to be removed by the homeowner and at the homeowner’s expense. The building needs to be returned to the condition prior to installation.
- The following are reasons for removal:
 - The gutters’ appearance no longer conforms to the Association’s buildings/units.
 - Structural soundness and stability no longer exist.
 - The gutter is a detriment to erosion control.

9. The Board of the Cluster Homes Unit IV Association, Inc. reserves the right to make the following determinations:

- Whether maintenance or replacement of the gutter is required.
- Whether removal of the gutter is required due to non-compliance with this policy.

10. Future Association building maintenance projects that affect all units, including total roof replacements, should explicitly state responsibility for any gutter impact prior to the project commencement.