

GUTTER SPECIFICATION

August 2009

INSTALLATION REQUIREMENTS:

a. **Architectural Review Form:** Prior to installing gutters, Homeowners must submit a completed Architectural Review Form for review and approval by the Board specifying where gutters and downspouts will be installed. The review form must also indicate the device being utilized for draining, (i.e., concrete splashguard) and where the water will be draining.

b. **Location of Gutters:** The gutters are to be installed only on the trim of both sides of the chimney. No gutters are to be installed on the sections that connect with an adjoining unit unless both Homeowners install gutters at the same time in those connecting areas (The sections over the sheds and the front doors).

c. **Location of the Downspouts:** Downspouts will be placed on either side of the chimney or on the corner of the building (not trim). Drainage will determine location of downspouts. Splashguard, concrete or other approved devices will be positioned for drainage. Devices, other than a splashguard, which are installed to control water distribution cannot obstruct grounds maintenance of the common area and must be concealed from view. Water exiting the downspouts cannot be permitted to drain onto the sidewalks or damage the common areas.

d. **Size and Color:** Gutters will be five (5) inch width and downspouts will be three (3) by four (4) inch width. Gutters will be the color of the unit's trim. Downspouts will match the color of the unit's siding.

e. **Shed Gutters and Downspouts:** Will be in accordance with previously approved gutter specification. Gutters and downspouts on the shed will be the color of the unit's trim.

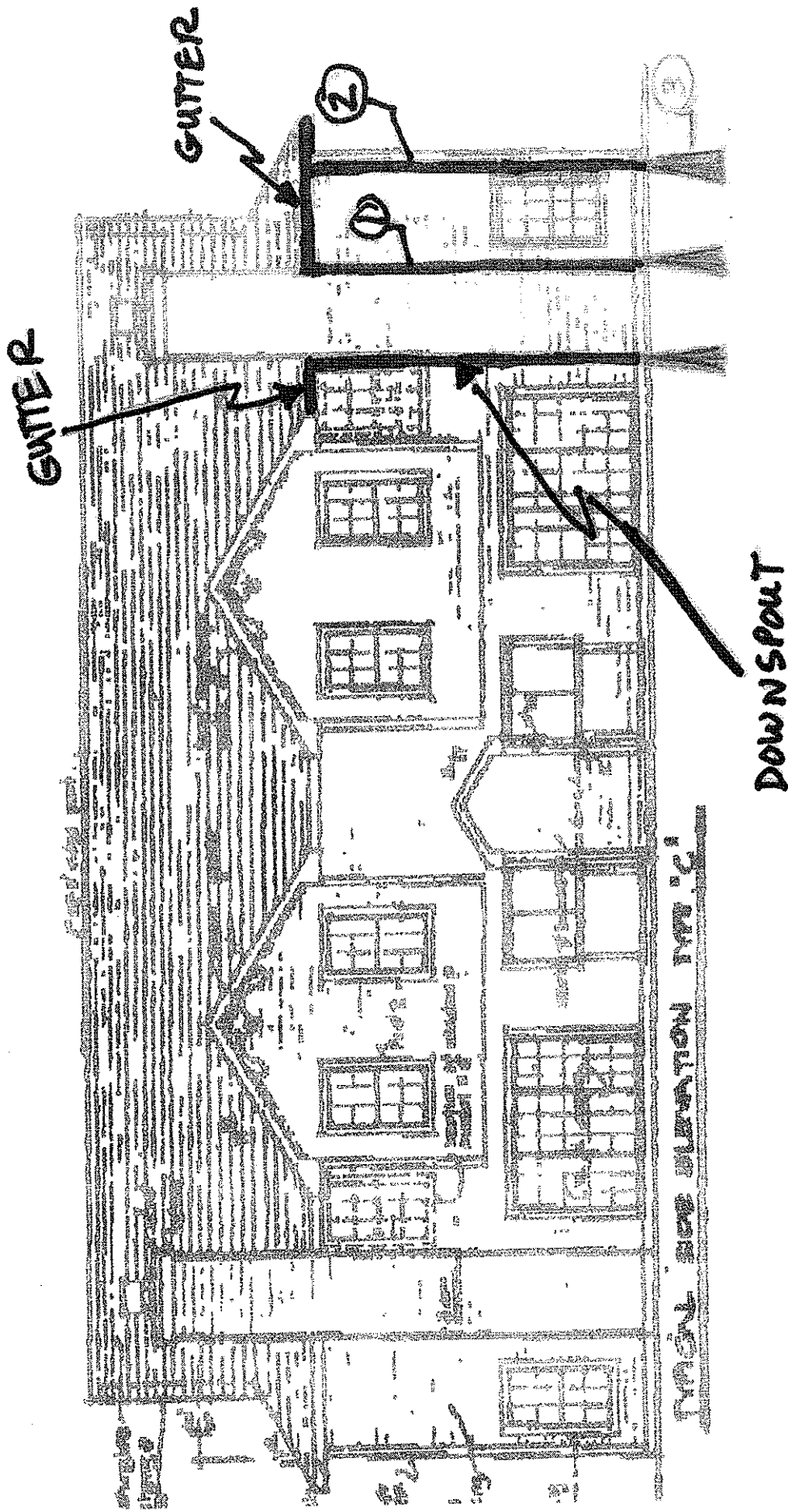
f. **Existing Roof Diverters:** Existing roof diverters may cause excess water in certain areas of the roof structure during runoff after gutter installation. Any adjustments to these diverters will be the responsibility of the Homeowner. If adjustment or removal of the roof diverters is recommended by the installing contractor, or problems exist; **Heymer's Roofing (ONLY)** will be contracted for any necessary adjustments involving the roof.

g. **Gutter Tops, Maintenance and Repair:** Gutter tops, if any, will be at the unit owner's discretion. The unit owner will be responsible for the maintenance and removal of any debris accumulated in or on the gutters.

h. **Permits and Notifications:** Obtaining of Permit's, if any, will be the responsibility of the unit owner. Notification of Miss Utility, if any installation digging is required, is the responsibility of the Homeowner.

i. **Drawings:** Drawings of the various styles of roofs are available from the Manager of Columbus Station Condominiums. These drawings are to be attached to the Architectural Review Form to indicate where the Homeowner intends to install the Gutters, Downspouts and Draining Device. These drawings are available electronically.

j. **Damages:** Repair of damages resulting from the installation of the gutters or draining water will be at the Homeowner's expense. Approval of the Homeowner's request for the gutter installation does not negate the Homeowner's responsibility for the repairs resulting from the installation of the gutters or the draining water.



NOTE:

① PRIMARY DOWN SPOUT LOCATIONS

② OPTIONAL DOWN SPOUT LOCATION
ON SIDING NOT ON TRIM

③ CEMENT SPLASH PANS

MR. CLAM, P. 10/10/1918

Hand-drawn sketch of a house side elevation.

GUTTER

Gutter

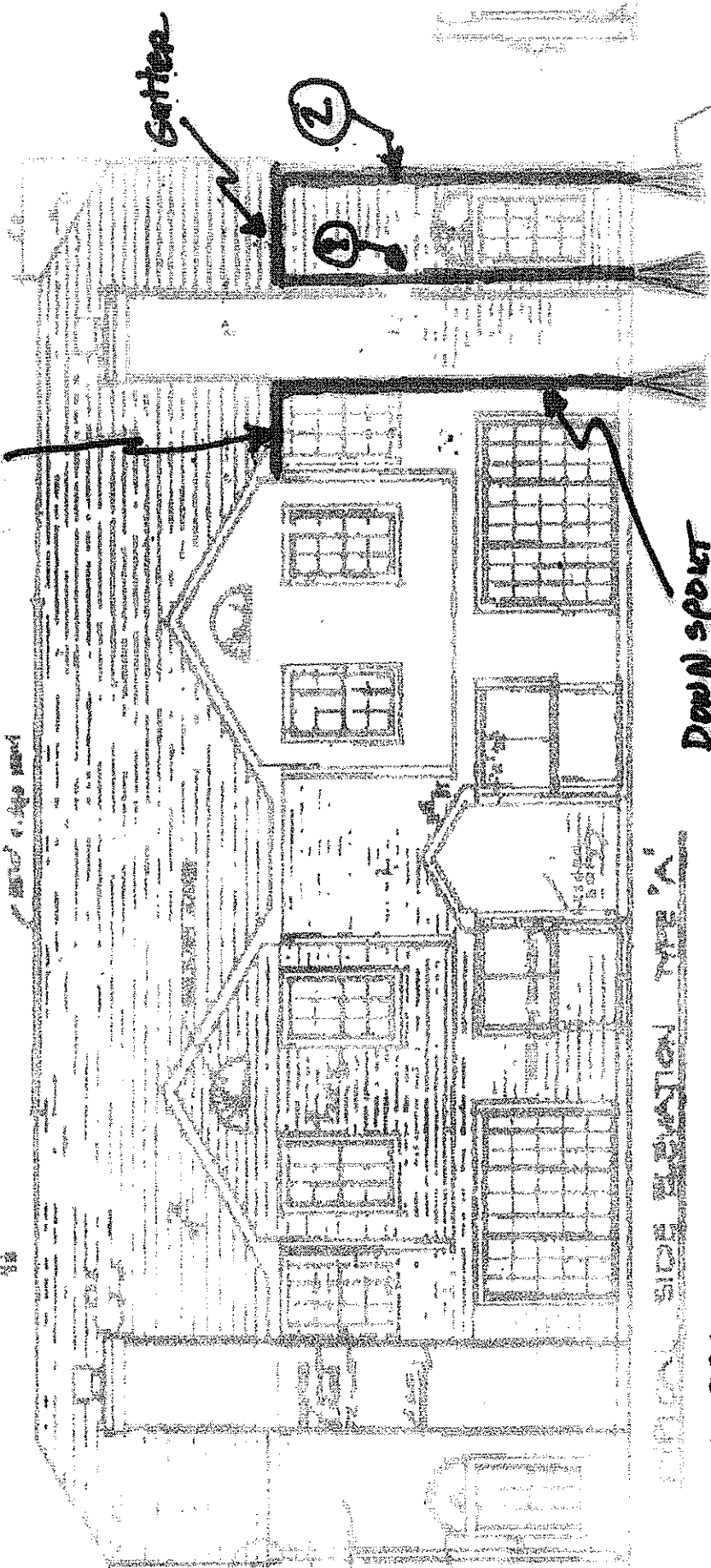
DOWN SPOT

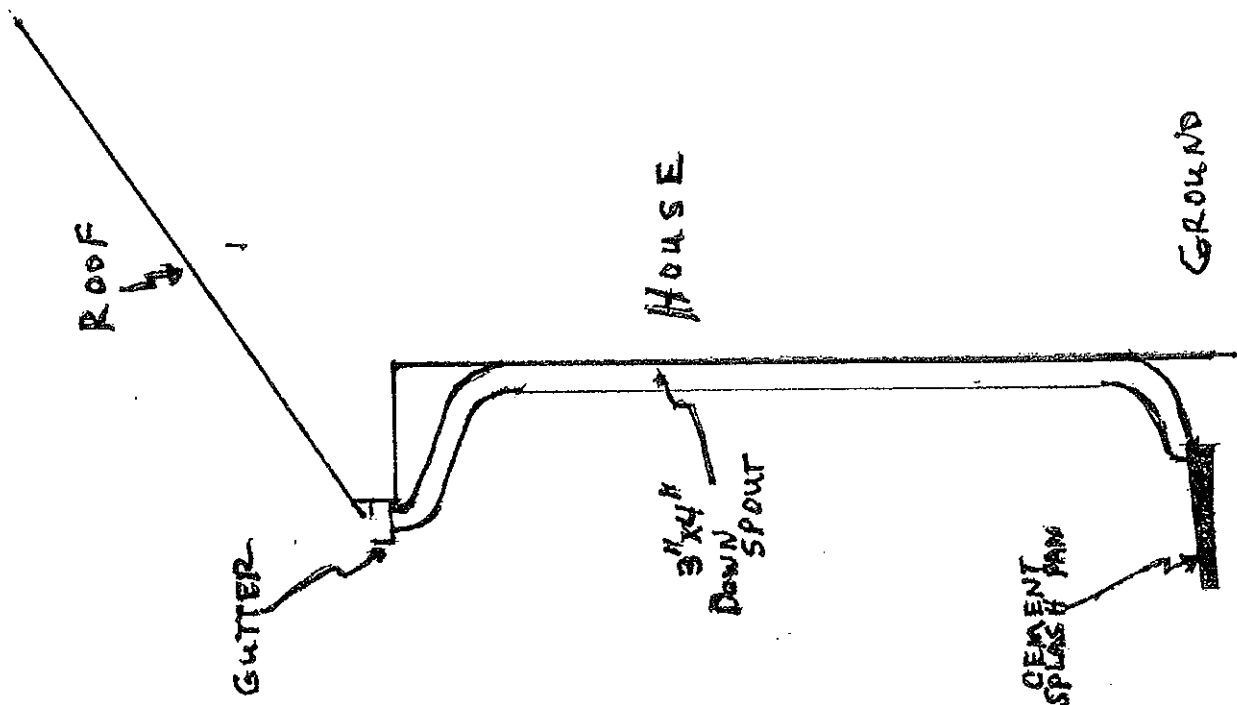
UPPER SIDE ELEVATION TYPE 'A'

NOTES:

- ① PRIMARY DOWNSPOUT LOCATION
- ② OPTIONAL DOWNSPOUT LOCATION ON SIDING NOT ON TRIM

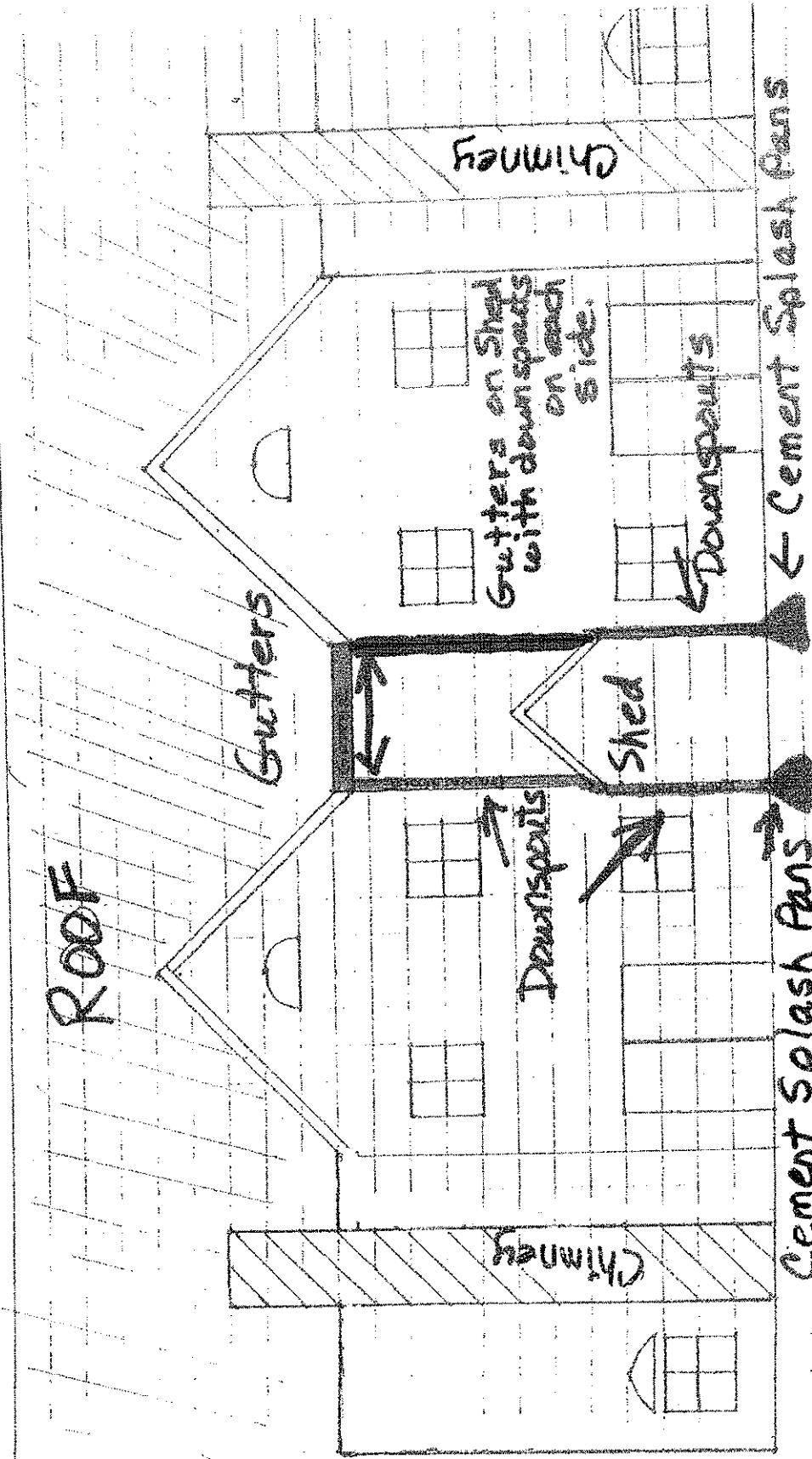
③ CEMENT SPLASH PANS





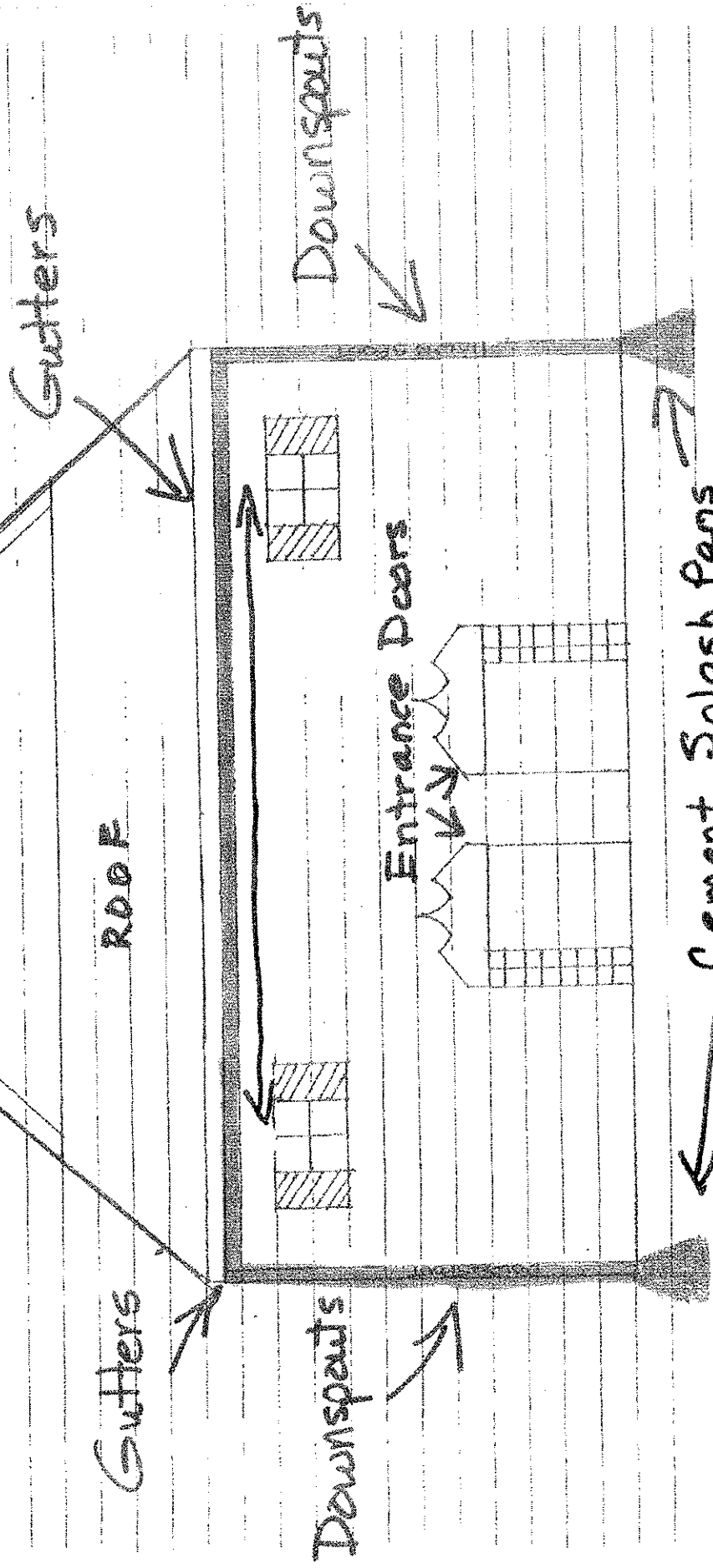
GUTTER SIDE VIEW
TYPICAL

COLUMBUS STATION CONDO GUTTER SPECIFICATION
SIDE VIEW



Cement Splash Pans
Shed neighbors must agree and install at the same time.

COLUMBUS STATION CONDO GUTTER SPECIFICATION
FRONT VIEW



← Cement Splash Pans →
Entrance door neighbors must agree and install at the same time.