# SUNSET RIDGE TOWNHOUSE ASSOCIATION

 COURTYARD IRON GRILL WORK STANDARD

August 2015

1. Scope
	1. Scope - This Standard applies to the Courtyard Iron Grill Work in all Sunset Ridge Townhouse Units so equipped
2. Purpose
	1. Provide guidance to homeowners
	2. Encourage investment in individual properties
	3. Simplify approval and construction process
	4. Promote reasonable uniformity and standardization
	5. Assure quality workmanship
	6. Increase property values
	7. Provide for the improvement of the community
3. Applicable Documents
	1. Ken-Caryl Ranch Townhouse Association Rules and Regulations (Revised - April 2008)
	2. Ken-Caryl Ranch Townhouse Association Policy and Procedures for Vehicle Parking (Dated 11-5-2013)
	3. Drawings - N/A
	4. Standards - N/A
	5. Pictures - These are two examples of how the grill work may be modified.



1. Definitions
	1. Units of measure - English system of measures apply
	2. Standard practices - Installation workmanship will be in accordance with approved contractor guidelines
2. General Requirements
	1. Materials
		1. Cedar lattice work is preferred
		2. Plastic lattice work may be used
		3. Pickets shall NOT be used
	2. Size
		1. Lattice work shall not be higher than the iron structure or the brick pilaster
	3. Colors
		1. Cedar lattice work shall be stained to match existing gates or fences
		2. Plastic lattice work may match existing gates or fences
		3. Plastic lattice work may be black
		4. Plastic lattice work shall NOT be white or any bright color
	4. Form, Fit and Function
		1. Lattice work shall not be higher than the iron structure or the brick pilaster
		2. Lattice work shall not wholly block the view into or out of the courtyard
	5. Style - Style shall be compatible with other units
	6. Match existing - Fencing
	7. Location - Front of unit in courtyard wall
3. Detailed Requirements
	1. Quality Control - Installation quality control is the responsibility of the homeowner and the contractor
	2. Inspection
		1. A Jefferson County Building Permit is not required for this work
		2. Members of the Architectural, Building & Maintenance Committee are available for inspection of non-permitted work
4. Notes
	1. Hours of work - Work is permitted between the hours of 7:00 am and 5:00 pm Monday to Friday and between 8:00 am and 5:00 pm on Saturday. Work is not allowed on Sunday.
	2. Debris/waste disposal and site clean-up are the responsibility of the homeowner and the contractor/vendor
	3. Contractors/vendors are allowed to park in the alleyways while fulfilling their contractual obligations
	4. Work shall be scheduled so as not to impact weekly trash pickup, snow removal and/or landscaping activities
	5. The Sunset Ridge Townhouse Association Management Company shall be notified when the work begins and when the work is complete
	6. A list of contractors/vendors (not qualified by the KCTOA) is available upon request (to be used at homeowner's risk)
	7. The Homeowner assumes all liability for themselves, their contractors/vendors, their assigns, and the work preformed