# SUNSET RIDGE TOWNHOUSE ASSOCIATION

GUTTER & DOWNSPOUT STANDARD

August 2015

1. Scope
	1. Scope - This Standard applies to the replacement of gutters and downspouts in all Sunset Ridge Townhouse Units
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
	8. Properly route the water away from the courtyard
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 some examples of how to route the water away from the courtyard



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. Coated steel is preferred
		2. Aluminum is acceptable
		3. Vinyl is NOT acceptable
		4. Plastic is NOT acceptable
	2. Size
		1. Gutters shall be 5 inches wide
		2. Downspouts shall be 2 inches by 3 inches
	3. Colors
		1. Gutters shall match the surface to which it is attached (i.e. basic house color, trim color)
		2. Downspouts shall match the surface to which it is attached (i.e. basis house color, trim color, "red primer" for brick)
	4. Form, Fit and Function
		1. Gutters shall have a pre-formed rectangular outlet matching the downspout size for each downspout
		2. Gutters shall be sloped toward the downspout
		3. Downspouts shall be at an end of the gutter
		4. Downspouts adjacent to the front door will no longer be routed through the courtyard area. They shall be relocated to the front of the chimney.
		5. Downspouts shall not be installed under decking or patio material (i.e. wood, composite, concrete, brick or pavers)
		6. Water exiting downspouts shall outfall onto a impervious surface (i.e. pavement or splash block). The point of discharge from the splash block shall be a minimum of 3-feet away from the building or brick wall.
		7. Water exiting downspouts by garage door shall run onto the concrete apron swale.
		8. Water exiting into the ground area between garages (alcove) is prohibited.
	5. Style - Replacement gutters and downspouts shall be compatible in style to the existing gutters and downspouts
	6. Match existing - Installation of gutters and downspouts shall match existing gutter configurations
	7. Location
		1. Gutters and downspouts identified in 4.4 above shall be located as prescribed
		2. All other gutters and downspouts shall match existing locations
	8. N/A
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