

SUNSET RIDGE TOWNHOUSE ASSOCIATION

SKYLIGHT REPLACEMENT AND NEW INSTALLATION STANDARD

[Revised: March 8th, 2016]

1. Scope
 - 1.1. Scope - This Standard applies to the addition or replacement of Skylights in all Sunset Ridge Townhouse Units
2. Purpose
 - 2.1. Provide guidance to Homeowners
 - 2.2. Encourage investment in individual properties
 - 2.3. Simplify approval and construction process
 - 2.4. Promote reasonable uniformity and standardization
 - 2.5. Assure quality workmanship
 - 2.6. Increase property values
 - 2.7. Provide for the improvement of the community
3. Applicable Documents
 - 3.1. Ken-Caryl Ranch Townhouse Association Rules and Regulations (Revised - April 2008)
 - 3.2. Ken-Caryl Ranch Townhouse Association Policy and Procedures for Vehicle Parking (Dated 11-5-2013)
 - 3.3. Drawings – New installations shall require a drawing showing the proposed location of where the new skylight will be located in relation to the roof surface. Drawing shall include dimensions/distances from roof edges (top, bottom and sides).
 - 3.4. Standards – N/A
 - 3.5. Pictures – Examples/models of skylight installation:



3.6. Warranty – Current/existing roof warranty, dated XX/XX/XX

4. Definitions

4.1. Units of measure - English system of measures apply

4.2. Standard practices - Installation workmanship will be in accordance with approved contractor guidelines

5. General Requirements

5.1. Materials

5.1.1. Replacement of Existing – Aluminum exterior with double pane thermal panel glass.

Plexiglass domed skylights are not acceptable upon replacement or new installation.

5.1.2. New Installation – Aluminum, solid or clad exterior with double pane thermal panel glass

5.1.3. Glazing (replacement of existing or new installation) – For maximum energy efficiency, it is recommended (not required) that skylights be glazed with low emissivity (i.e., “low-e) glass and be filled with argon gas.

5.2. Size

5.2.1.Replacement of existing – Must match existing curb built into the roofing system. Both skylights must be from the same manufacturer and the same model (no mismatched skylights are acceptable).

5.2.2.New Installation – 24"W X 48"L (front elevation) or 24"W X 24"L (rear elevation/garage side only). Skylight must be supported on each side by the existing roof trusses. No modifications of any kind is to the roof trusses is permissible, other than to add 2X4 support blocks at the top and bottom of the new opening. Consult with a licensed contractor, as appropriate for exact sizing.

5.3. Colors– Skylight frame shall be dark bronze or bare aluminum

5.4. Form, Fit and Function

5.4.1.Replacement of Existing: Skylight must be the same shape as existing, so it will fit over the existing curb without modification. Skylight can be fixed or operable, but must have the same general shape when closed as viewed from the outside of the structure.

5.4.2.New Installation: Skylight shape must have the same general appearance as the existing original skylights for the purpose of continuity. Skylight can be fixed or operable, but must have the same general shape when closed as the existing skylight when viewed from the outside of the structure.

5.5. Location

5.5.1.Replacement of Existing: Living room ceiling opening(s), as constructed by original builder.

5.5.2.New Installation – 2nd story roof plane on garage side of structure. Skylight shall be located not closer than 3 feet from ridge line or 4 feet from edge of roof at the gutter line.

5.5.3.Maximum Quantity – 2 skylights on front side of unit (living room ceiling) and 2 skylights on rear side of unit (2nd story). Combined maximum number of skylights: 4 per unit.

6. Detailed Requirements

- 6.1. As an attachment to the related Home Improvement Request, Homeowner shall submit manufacturer's product literature/brochure for the desired Skylight and Jefferson County Building Permit, if required by the County.
- 6.2. Inspection
 - 6.2.1. A Jefferson County Building Permit *may* be required. [Note: It is the Homeowner's responsibility (or that of their Contractor, as directed by Homeowner) to contact the Jefferson County Building Department to determine whether a Building Permit is required and, if so, to secure such a Permit. The Jefferson County Building Department can be reached at: 303-271-8260.
 - 6.2.2. Members of the Architectural, Building & Maintenance Committee are available for inspection of non-permitted work
- 6.3. Roof Warranty – Homeowner accepts responsibility for any leaks associated with a replacement/new skylight until such time as the unit is reroofed by the HOA. At the point, the unit is re-roofed, the new roof warranty may cover future leaks. The current/existing roof warranty is attached for reference only.
7. Notes
 - 7.1. 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.
 - 7.2. Debris/waste disposal and site clean-up are the responsibility of the Homeowner and the contractor/vendor
 - 7.3. Contractors/vendors are allowed to park in the alleyways while fulfilling their contractual obligations
 - 7.4. Work shall be scheduled so as not to impact weekly trash pickup, snow removal and/or landscaping maintenance activities
 - 7.5. The Sunset Ridge Townhouse Association Management Company shall be notified when the work begins and when the work is complete
 - 7.6. The Homeowner assumes all liability and responsibility for themselves, their contractors/vendors, their assigns, and the work preformed
 - 7.7. Reference Installations (in numerical order)
 - 7.7.1. 11740 Elk Head Range Road
 - 7.7.2. 11857 Elk Head Range Road