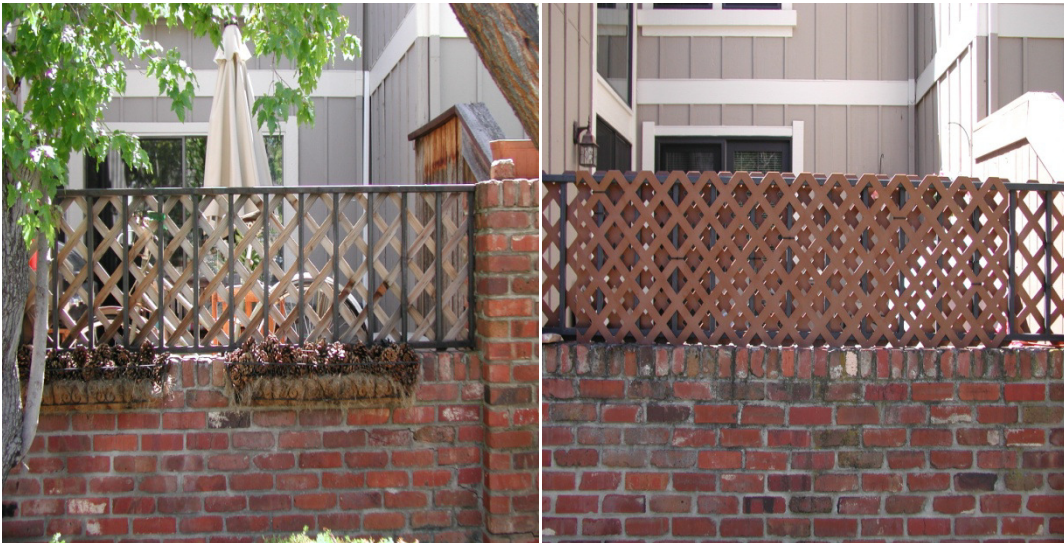


SUNSET RIDGE TOWNHOUSE ASSOCIATION

COURTYARD IRON GRILL WORK STANDARD

August 2015

1. Scope
 - 1.1. Scope - This Standard applies to the Courtyard Iron Grill Work in all Sunset Ridge Townhouse Units so equipped
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 - N/A
 - 3.4. Standards - N/A
 - 3.5. Pictures - These are two examples of how the grill work may be modified.



4. Definitions
 - 4.1. Units of measure - English system of measures apply

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- 4.2. Standard practices - Installation workmanship will be in accordance with approved contractor guidelines
5. General Requirements
 - 5.1. Materials
 - 5.1.1. Cedar lattice work is preferred
 - 5.1.2. Plastic lattice work may be used
 - 5.1.3. Pickets shall NOT be used
 - 5.2. Size
 - 5.2.1. Lattice work shall not be higher than the iron structure or the brick pilaster
 - 5.3. Colors
 - 5.3.1. Cedar lattice work shall be stained to match existing gates or fences
 - 5.3.2. Plastic lattice work may match existing gates or fences
 - 5.3.3. Plastic lattice work may be black
 - 5.3.4. Plastic lattice work shall NOT be white or any bright color
 - 5.4. Form, Fit and Function
 - 5.4.1. Lattice work shall not be higher than the iron structure or the brick pilaster
 - 5.4.2. Lattice work shall not wholly block the view into or out of the courtyard
 - 5.5. Style - Style shall be compatible with other units
 - 5.6. Match existing - Fencing
 - 5.7. Location - Front of unit in courtyard wall
6. Detailed Requirements
 - 6.1. Quality Control - Installation quality control is the responsibility of the homeowner and the contractor
 - 6.2. Inspection
 - 6.2.1. A Jefferson County Building Permit is not required for this work
 - 6.2.2. Members of the Architectural, Building & Maintenance Committee are available for inspection of non-permitted work
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 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. A list of contractors/vendors (not qualified by the KCTOA) is available upon request (to be used at homeowner's risk)
 - 7.7. The Homeowner assumes all liability for themselves, their contractors/vendors, their assigns, and the work preformed