



ARCHITECTURAL CONTROL COMMITTEE REQUIREMENTS
FOR INSTALLATION OF GUTTERS AND LEADERS
FORM: REV. ACC-7 7-11/03

ATTENTION RESIDENT!

MAKE SURE YOUR CONTRACTOR GETS A COPY AND FOLLOWS THESE REQUIREMENTS.
MAKE SURE YOUR CONTRACT WITH YOUR CONTRACTOR STIPULATES THAT THEIR
PAYMENT IS CONTINGENT UPON FOLLOWING THESE REQUIREMENTS!

- 1) Resident must furnish A.C.C. with the following items:
 - a. Name, address, and phone number of contractor.
 - b. Accurate line drawing with all dimensions indicating existing walls and proposed location of gutters and leaders. Solid lines to indicate existing structures, dotted lines to indicate proposed work. It is recommended that the contractor supply this diagram, with the homeowner's approval.
- 2) Gutters must be no smaller than 6-inch commercial sized AND leaders no smaller than 3"x4'.
- 3) Gutter covers or tops of any kind are optional.
- 4) Leaf baskets should be installed at the top of every leader.
- 5) The gutters and leaders must be of the same color scheme as the trim of the building. White gutters on light colored buildings and brown gutters on dark colored buildings.
- 6) Gutters on flat roof buildings are allowed at the base of the mansard, not at the roofline.
- 7) Gutters and leaders must be installed in such a way as to not cause damage to the buildings.
- 8) Proper drip edges are to be installed to prevent water from running down the fascia board.
- 9) A minimum of one leader shall be installed for every 20 feet of gutter.
- 10) Gutters will be installed with a downward pitch towards the leader of ¼" per 5 foot of gutter.
- 11) The Building Engineering Manager will decide if the installation of gutters and leaders warrants additional drainage as far as drywells or underground piping. If additional drainage is warranted, the cost of such additional drainage will be solely at the homeowner's expense.

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- 12) Security-payment of two hundred dollars (\$ 200.00) must be deposited with the Architectural Control Committee before commencement of the installation of the gutters and leaders can begin. (Make payable check to Blue Ridge Condo I or II. The Committee will return the security payment to the homeowner upon completion of the work and final inspection and approval.)
- 13) All costs of the installation of gutters and leaders, including but not limited to drywells and underground piping, will be the full responsibility of the homeowner.
- 14) The gutters and leaders will be the sole responsibility of the homeowner. Homeowner also agrees to keep the gutters and leaders well maintained at their own expense. This includes but is not limited to the following: replacement, repairs, cleaning, and caulking.
- 15) Responsibility of the gutters and leaders including maintenance shall be transferred to any subsequent owner upon sale of the home. It is the responsibility of the present homeowner to inform the new homeowners of this prior to the sale of their home.
- 16) Any subsequent structural damage to the building resulting from the installation of the gutters and leaders, either directly or indirectly, shall be the responsibility-of the homeowner or corrected at the expense of the home owner.
- 17) Any cost incurred by the Board of Managers due to the gutters and leaders for emergency repairs and/or failure of the homeowner to keep the gutters and leaders maintained in good condition shall be at the homeowner's expense. And will be billed to that homeowner.
- 18) The Committees approval of an application for said work will become null and void if the work is not begun within sixty days and the job must be completed within ninety days after written receipt of approval. If the work is not completed within this time frame, a new application must be submitted and approval will again be required.

If the work performed does not pass Blue Ridge Engineering inspection, the homeowner must make corrections within 30 days or bond is forfeited and the offending project will be removed at the homeowner's expense.

I have read the above rules and restrictions and requirements regarding the installation of gutters and leaders and I agree to be bound by them. I fully understand and acknowledge that if I do not comply with the above specifications that I will forfeit my entire security bond in the amount of \$200.00.

Signature: _____

Signature: _____

Address: _____ Date: _____