

Vinyl Siding – Approval, Standards, and Installation

Overview

Since Laveer Properties, Inc., laid down the original architectural requirements for homes built in Gates Bluff, there has been considerable improvement in the appearance and durability of synthetic materials, like vinyl siding and sheet products used for trim.

As a result, using the authority granted in the Gates Bluff Declaration of Covenants, Conditions and Restrictions, executed on June 25, 1990, and the Virginia Property Owners Act, Code of Virginia, the Board of Directors is now permitting the Architectural Review Committee to authorize the use of exterior vinyl siding and pre-finished sheet products used for exterior trim.

These standards are adopted as of August 29, 2004.

Purpose

The purpose of this document is to inform homeowners of the

- requirements to apply for authorization to install vinyl siding and synthetic trim materials,
 - material standards, and
 - acceptable installation practices.
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Requirements for Approval of Siding

Prior to contracting vendor

Before contracting with a vendor/installer to replace exterior siding, homeowners must complete and submit to the Architectural Review Committee an Architectural Review Application (ARC). A blank form is attached.

Each form must include the following information:

- Installer name
 - start date and projected end date of the project
 - installer signed agreement to abide by the specifications outlined in the Siding Materials Specifications section of this document; and
 - installer signed agreement to abide by the specifications outlined in the Installation Practices section of this document.
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Approval timeline

By the Covenants, the ARC and the Board are allowed **up to 60 days** to process your request and review, although the ARC attempts to evaluate each application within 30 days.

Other requirements

The homeowner must meet the following requirements before the application is approved:

- submit all material samples at the time of making an application
 - submit a manufacturer's physical sample of the proposed product, matched to color
 - provide a manufacturer's specification sheet for each material product
 - provide examples of any prefabricated moldings, or pre-finished sheet products proposed for use as trim
 - installer certification that all materials will be installed per manufacturer recommendations
 - installer agrees in writing to abide by all requirements in the document sections entitled Standards for Vinyl Siding and Requirements for Siding Installation. Written proof of such agreement shall be included with the application for approval of vinyl siding
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Standards for Vinyl Siding

Standards The Architectural Review Committee requires that "premium grade" vinyl products be installed in Gates Bluff.

"Premium Grade" is defined as:

- beaded vinyl siding, with no less than a 6.5" exposed lap;
 - siding having a nominal wall thickness of .044";
 - siding that meets all state and local building codes;
 - siding that complies with the American Society for Testing and Materials (ASTM) "D3679-99 Standard Specification for Rigid Poly(Vinyl Chloride) (PVC) Siding."
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Acknowledgment I agree to the above specifications.

Homeowner signature

Date

Vendor/Installer signature

Date

Requirements for Siding Installation

Requirements

- In any clear run of siding measuring 12'-0" or less (between openings, corners, projections, etc.), only single length panels shall be used. No vertical joints are permitted.
- In clear runs of siding measuring more than 12'-0", joints may be provided in a random pattern in the wall. In clear runs greater than 12'-0" but less than 18'-0" in length, a maximum of one vertical joint is permitted in any horizontal line of siding.
- In clear runs of siding greater than 18'-0" but less than 30'-0" a maximum of two vertical joints are permitted in any horizontal line of siding.
- "Stair-step" joint patterns are not permitted.
- On the left and right sides of the house, all joints shall face to the rear of the lot. On the front of the house, all joints shall face away from the driveway.
- All right angle corner joints at trim pieces shall be mitered at equal angles, in similar fashion to wood joints. Joints at the base of rakes shall be made similar to the direction of wood joints.
- Formed angles and edges of the metal trim sheer shall be fastened flat, and "dimpling" or "oil canning" shall be minimized.
- The committee reserves the right to reject any vinyl installation or portion of an installation based on poor finish workmanship. "Poor finish workmanship" shall include buckling, warping, waviness of siding, gaps between panels, failure of the panels to lay together sufficiently tightly at vertical joints, or other visual defect which, in the opinion of the ARC, establishes a standard of finish appearance for the house that is lower than for the entire community. Installed siding that is rejected for this reason shall be repaired or replaced, at the installer's expense, as required by the ARC.
- All work is to be completed within 30 days of physically starting work on the siding, unless an extension is authorized by the ARC.
- All non brick-faced surfaces (front, back, left and right sides, etc.) available for siding on an individual home must be completed at the same time. The committee will not approve piecemeal siding of individual walls or portions of walls.
- The above conditions must be met in addition to those stated in the Gates Bluff Community Association Covenants and Restrictions

Acknowledgment I agree to the above specifications.

Homeowner signature

Date

Vendor/Installer signature

Date
