An architectural rendering of a residential development. The scene features several modern houses with a barn-like aesthetic, characterized by vertical wood siding and gabled roofs. A large, mature tree stands on the left side of the frame. In the foreground, a paved driveway or walkway leads towards the buildings. The overall style is a detailed line drawing with a light green tint.

111 **C O B U R N**
A S S O C I A T I O N INC.

A R C H I T E C T U R E

R U L E S

N O V E M B E R 2 0 2 0

111 COBURN ASSOCIATION, INC.

ARCHITECTURE RULES

Amended and Approved by Board of Directors in November, 2020



TABLE OF CONTENTS		pg.
1. INTRODUCTION		3
2. GENERAL RULES		3
2.1. FOUNDATIONS		3
2.2. EXTERIOR WALLS		3
2.3. EXTERIOR FINISHES		5
2.4. ROOFS		5
2.5. CHIMNEYS		5
2.6. DECKS, BALCONES, AND STAIRS		5
2.7. HANDRAILS AND GUARDRAILS		6
2.8. DOORS		6
2.9. WINDOWS		6
2.10. STREET NUMBERS		6
2.11. ACCESSORY STRUCTURES		6
2.12. EXTERIOR FIXTURES		6
3. CHANGES REQUIRING APPROVAL		7
3.1. APPROVAL FORM		7
3.2. DECK AND PATIO ADDITION/EXPANSION		7
3.3. GARAGE DOOR ADDITION		7
3.4. DECK AWNINGS		7
3.5. ACCESSORY STRUCTURE ADDITION (PROPANE SHED)		8
3.6. AIR CONDITIONING UNITS		9
4. MISCELLANEOUS ITEMS		9
4.1. FLOWER BOXES		9
4.2. CARPORT STORAGE		10
4.3. GARDEN PLOTS		12

APPENDIX A: COBURN WOODS COLORS	13
APPENDIX B: METAL ROOF SHINGLES	15
APPENDIX C: RADIANT METAL ROOF EDGING	16
APPENDIX D: ICE DAM INFORMATION	17
APPENDIX E: GARDEN PLOTS	18

1. INTRODUCTION

The Architecture Rules contained herein have been developed by the Architecture Committee and are approved by the Board of Directors. These rules do not supersede any city, state, or federal building, fire, or safety codes in effect. They are intended to maintain community standards while allowing homeowners some latitude in improving and maintaining their homes. These rules are effective as of November 12, 2020. Architecture modifications that have been approved and made to homes prior to that date are considered grandfathered.

2. GENERAL RULES

Homeowners are responsible for maintaining the exterior of their homes in accordance with the specifications provided by the Board of Directors. The Board of Directors is available for consultation. Normal maintenance and minor repairs do not require permission of the Board given that any maintenance and repair will not alter the original design, square footage, or footprint of the home.

Cost and repair of any damage incurred to the dwelling and property as a result of work now and in the future shall be the sole responsibility of the homeowners, including but not limited to, water, air, or other leaks, and damage to siding or any other parts of the structure.

For work done by a contractor, the contractor must be insured. The homeowner is responsible for acquiring a certificate of insurance prior to start of work. All building construction integrity must be maintained.

2.1. FOUNDATIONS

The foundation shall be free from holes and breaks and shall safely support the structure at all points.

2.2. EXTERIOR WALLS

All exterior walls and trim shall be free from holes, breaks and loose or rotted boards and all siding material shall be kept free from defects.

Verify which type of siding is currently installed before purchasing materials. Any siding replacements utilizing new material/ product must be completed in one billable project/ in its entirety. The use of multiple siding materials on a home is not permitted.

2.2.1 WALLS

Many units have wood with more than one width size on the unit. Homes 1-36 have rough sawn shiplap pine in widths from 1x4 to 1x8 (3/4" thick) while homes 37-220 have 7/8" thick shiplap pine siding. It has a rotary cut face which is becoming difficult to find. The local lumber yards carry a "Rougher cut" rough sawn pine siding (no rotary or circular marks on its face) which is an alternative to the original rotary cut material.

The installation of wood siding must be vertically.

2.2.2 EVERLAST COMPOSITE SIDING

Everlast Composite Siding is an alternative siding option available to Coburn Woods homeowners. It is a low maintenance product that does not require painting and is able to withstand moisture, bugs, and rot.

Should a homeowner choose to reside their homes utilizing Everlast Composite Siding, only the following colors, widths, and parameters are permitted to ensure the Coburn Woods aesthetics are preserved.

- Everlast **horizontal** siding must be 6 7/8" wide.
- The approved colors that can be installed on a Coburn Woods home include Spanish Moss, Flagstone, and Slate.
- Trim colors and siding colors must match.
- Must be installed by an Everlast installer.
- If this is a new siding and replacing existing, non Everlast material, a homeowner must reside their home in its entirety, in one billable project.

*Board and Batten is *not* an approved siding option.

2.2.3 TRUEXTERNAL SIDING

TruExterior Siding is an alternative siding option available to Coburn Woods homeowners. As stated on the TruExterior website, it is "a low maintenance product that resists moisture, bugs, and rot and is ideal for ground contact."

Should a homeowner choose to reside their homes utilizing TruExterior Siding, only the following parameters are permitted to ensure the Coburn Woods aesthetics are preserved.

- Only siding profiles **Shiplap** and **Nickel Gap** with a wood grain texture are approved.
- TruExterior siding and trim are pre-primed and must be painted one of the approved Coburn Woods colors.
- TruExterior siding can be installed vertically or horizontally.
- TruExterior siding is available in 12 or 16 foot length boards. Homeowners should default to the longest length whenever possible during the installation.
- TruExterior can be installed by any general contractor. General contractors should contact TruExterior prior to installation to discuss the process and procedure of the installation of the product to ensure the installation is completed correctly.
- If this is new vertical siding that is replacing existing, non TruExterior material, a homeowner may reside their home one side at a time in its entirety, including all bump outs and angles of that side.
- If this is new horizontal siding and replacing existing, non TruExterior material, a home owner must reside their home in its entirety, in one billable project.

** See Appendix A for approved paint colors and the associated color matching information.

NOTE: An AMA is required when a homeowner is interested in utilizing a combination of both horizontal and vertical siding when completing a residing of the home.

2.3. EXTERIOR FINISHES

All exterior walls, trim, fixtures, covers, vents, piping, etc. shall be kept painted, treated, sided or otherwise maintained so as to be weatherproof and neat in appearance. Color applied shall be in accordance with the approved Coburn Woods color palette and cover the entirety of the siding, including any exterior fixtures, covers, vents, piping, etc. that are not black, brown, or gray.

Approved exterior colors include Everlast Siding Spanish Moss, Everlast Siding Flagstone, and Coburn Woods Grey. See Appendix A for more information.

2.4. ROOFS

The roof shall be structurally sound, in good condition, tight and have no defects which might admit rain or water; roof drainage shall be adequate to prevent rain or water from causing dampness to the walls or interior portion of the building. No shingles should be missing, either completely or partially, and should be in good condition to repel moisture. Shingles shall be of a color in accordance with the approved Coburn Woods color palette.

Approved roof colors are tans, browns, grays, and blacks. Reds, greens, blues, whites, or other colors are not allowed. See Appendix A for approved roof colors.

Approved materials include 3-tabbed standard asphalt shingles, architectural shingles, and metal shingles that look like standard shingles. Metal channel roofs or metal sheeting roofs are not allowed. See Appendix C for more information. Metal roofs must be installed by a licensed contractor.

Radiant metal edging is also allowed to help discourage ice dams. See Appendix D for more information about radiant metal edging and Appendix E for information about ice dams.

2.5. CHIMNEYS

Chimneys shall be free from cracks, holes, loose bricks, and any blockage. City ordinances do require an annual inspection of chimneys, however, it is the homeowner's responsibility to maintain proof of that inspection.

2.6. DECKS, BALCONIES, AND STAIRS

Every exterior stair, porch, balcony, and all appurtenances attached thereto shall be structurally sound and any part thereof which shows excessive wear or is broken, cracked, or loose shall be re-paired or replaced.

Colors for decks, balconies, stairs, and railings will be in accordance with the approved color palette for Coburn Woods. Deck, balcony, stair, and railing colors must match the siding color or be natural.

2.7. HANDRAILS AND GUARDRAILS

Every flight of stairs which is over two risers high shall have at least one handrail. Every open portion of a stair, landing or balcony which is more than 30 inches above the floor or grade below shall have guardrails which shall have no openings through which a 9-inch sphere can pass or as safety requires. All handrails and guardrails shall be firmly fastened and maintained in good condition.

2.8. DOORS

Every exterior door and doorway (including garage doors) shall have a door which shall be weather tight within its frame. Every exterior door, door hinge, door knob, door frame, and door latch shall be maintained in good condition. Door locks in dwelling units shall be in good repair and capable of tightly securing the door.

NOTE: The addition of a garage door to an existing carport requires permission.

Sliders must be the same as the original size. Hinged doors or grills are not permitted. Framing on the sliders will not exceed 3-1/2" in width.

NOTE: Permission is required for any change to the size of the sliders.

Storm doors must be black, brown, or dark gray in color.

Approved exterior door colors are shown in Appendix A.

2.9. WINDOWS

Every window sash shall be structurally sound and fit within its frame so as to prevent outside elements from passing through. Every window sash shall be fully fitted with glass, plexiglass, or polycarbonate panes which are without cracks or holes. If replacing a window, it must be of the same size as the original.

If changing to casement windows (crank out), the mullions must be in the same location as the original gliding windows. The outside appearance of the windows must be the same as the original gliding windows.

NOTE: Permission is required to change the window size. Outside window frames should be gray, brown, or black. Silver or white window frames are not allowed. Awnings are not allowed.

2.10. STREET NUMBERS

Each structure to which a street number has been assigned shall have the number so assigned displayed in a position easily observable and readable from the public right-of-way. All numbers or letters used to designate buildings must be a minimum of 3 inches in height and shall be Arabic numbers or block-style letters.

2.11. ACCESSORY STRUCTURES

All accessory structures (i.e. "propane sheds", etc.) shall be maintained structurally sound and in good repair.

NOTE: Addition of an accessory structure requires permission.

2.12. EXTERIOR FIXTURES

All exterior fixtures - including but not limited to pipes, vents, and exterior lights - installed on the home must be black, brown, or grey in color, or must match the siding color. This rule does not apply to chimney installations that were not previously painted or to the through-roof plumbing vent pipes.

3. CHANGES REQUIRING APPROVAL

Changes that alter the original design, square footage or footprint of the home will require Board approval. Keep in mind that such changes will result in an increase of the owner's monthly association fees.

3.1. APPROVAL FORM

An ARCHITECTURAL MODIFICATION AGREEMENT form is required and should be submitted for re-view and approval a minimum of 30 days in advance of the start of work. The required form is available on the *Coburn Woods Buildium Site*: <https://111cw.managebuilding.com/Resident/public/home>. Once approved by the Board in writing, work can commence on the date stated in the form. You will also receive a construction sign that you will prominently display in your front window. Please state to the Board of Director if you need the use of carport space for a limited time for temporary storage of construction product or debris.

3.2. DECK AND PATIO ADDITION/EXPANSION

Owners and contractors must follow the Nashua City Code specifications for decks and railings. A new deck or patio (where there had been none) or change in deck size will result in a change of monthly fees. Composite deck materials can be used (some are better than others) as well as industry standard pressure treated wood. Railings must be made of wood. Colors for decks and railings will be in accordance with the approved color palette for Coburn Woods. Deck colors must match the siding color or be natural.

3.3. GARAGE DOOR ADDITION

When a door is added to a carport and the carport is enclosed, the carport becomes a garage. A City Building Permit MUST be obtained for this project to assure adherence to current Nashua building codes, proper inspections, and final certificate of Occupancy obtained prior to any use of the carport being converted into a garage. This certificate must be sent to the office.

All interior walls and ceiling must be covered with 5/8" fire code sheetrock and fire tapes at the minimum. Any penetrations to the exterior must be properly sealed. No pull-down stairs are allowed.

If the existing electric meter is located in the carport, PSNH (or other electrical provider) must be notified to designate a new location or approval of the existing located in accordance with their requirements. For PSNH, this is PSNH Requirement for Electric Service Connections, Section 3: rules 350-356.

The door shall be of metal or fiberglass construction (not wood) and approved by the Coburn Woods Architectural Committee prior to installation. The door may also have insulation and an inside metal surface but these are not required.

The door must be of the 4x4 style; four panels from top to bottom and four panels from side to side. The door may have a row of windows ("lights") in place of one row of solid panels, as shown in Figure 1. Smooth-faced doors are not permitted nor are any other design.

The door shall be painted to match the unit home color. This may be done during the manufacture of the door or after installation.

The garage door opening may not be enlarged to accommodate a larger door or to raise the height of the garage ceiling.

Any new door added to access the interior living space, or any existing door accessing the interior living space, must have a 20-minute fire rating and the rating must be displayed on a plate on the edge of the door on the hinge side.

NOTE: No door from the garage can enter into a bedroom.
No window on the inside wall of the garage is allowed.

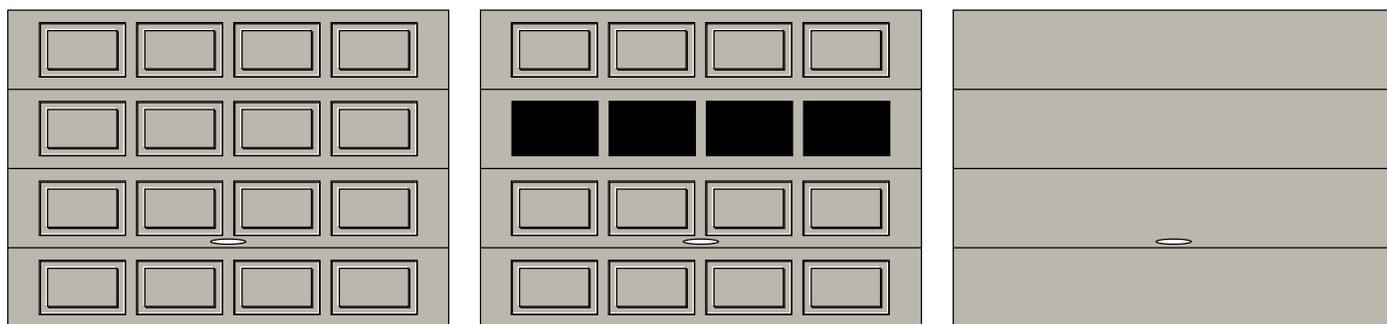


Figure 1. Garage Door

3.4. DECK AWNINGS

Deck awnings must be structurally sound and any part thereof which shows excessive wear or is broken, cracked, or loose shall be repaired or replaced. Deck awning supports are to be mounted on current building structures and cannot encroach onto community property.

Deck awnings cannot exceed the dimensions of the existing deck or patio. If a patio or deck does not currently exist in the location of the awning, the space covered by the awning when in the fully open and extended position will be considered new patio space and will be included in the annual property assessment.

Deck awnings must be retracted when not in use.

Deck awning fabric colors are limited to solid neutral colors, such as brown, black, grey, red, blue, or green.

NOTE: Addition of a deck awning requires special permission.

3.5. ACCESSORY STRUCTURE ADDITION (PROPANE SHED)

Roof must be shingled with the same material as the home roof. Framing material must be pressure-treated 2x4 lumber. Siding shall be compatible with home siding but must be slatted with openings between vertical pieces of siding (see Figure 2). The door side of shed should be solid and not slatted. Outside corners shall be supported on concrete footings located below the frost line. Dimensions not to exceed those shown in Figure 2. Please note the space between the door and the roof must be left open per Nashua building code.

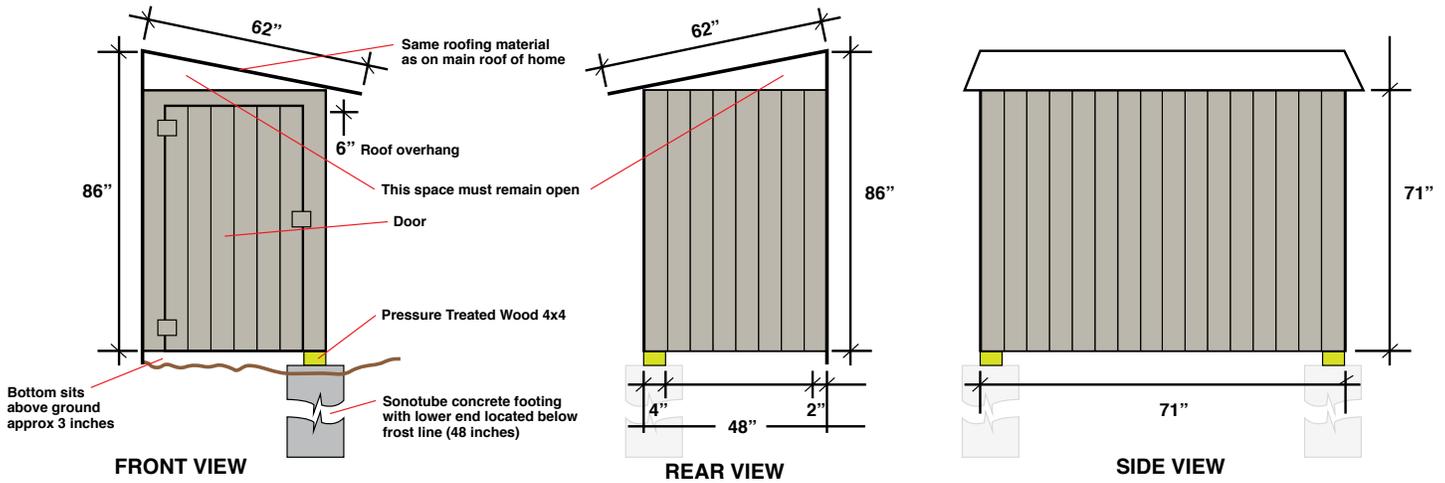


Figure 2. Propane Shed

3.6. AIR CONDITIONING UNITS

Air Conditioning units are not allowed to be installed in windows within Coburn Woods. All A/C units of this type must be mounted via a through-the-wall installation. Care must be given to ensure the A/C unit itself is tipped slightly backwards such that any condensation is channeled away from the house.

Once mounted through-the-wall, all air conditioner units need to be enclosed.

- The enclosure should be roofed at an angle and be shingled with the same material as the home roof.
- It is recommended that the framing of the enclosure be made of pressure treated lumber to reduce the possibility of rot.
- The enclosure should include ventilation screening on 3 sides at a minimum, and preferably on the bottom as well.
- All wood and screening portions of the enclosure should be painted the same standard Coburn Woods coloration as the house.

4. MISCELLANEOUS ITEMS

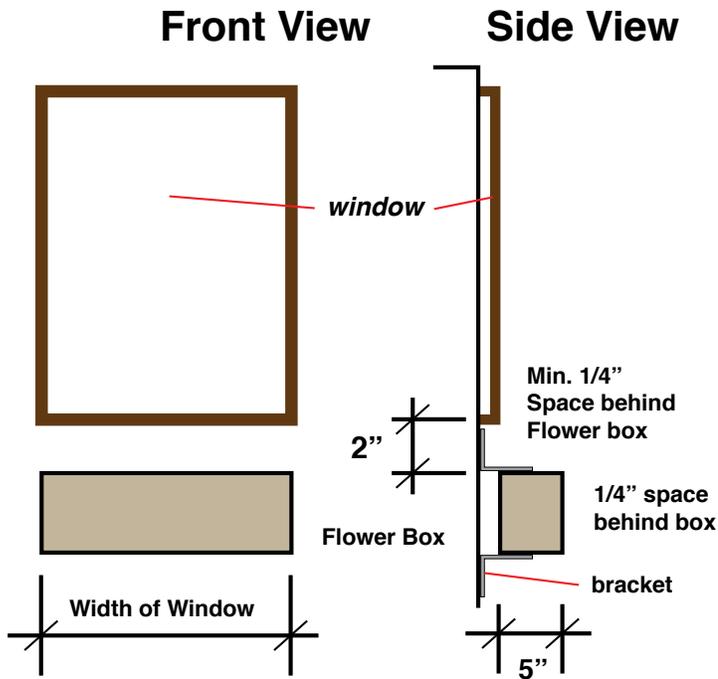
There are other items that fall under the purview of the Architecture Rules and more may be added in the future. No special permission is required to add or construct these items given that they conform to the specifications herein and are in accordance with the approved color palette for Coburn Woods.

4.1. FLOWER BOXES

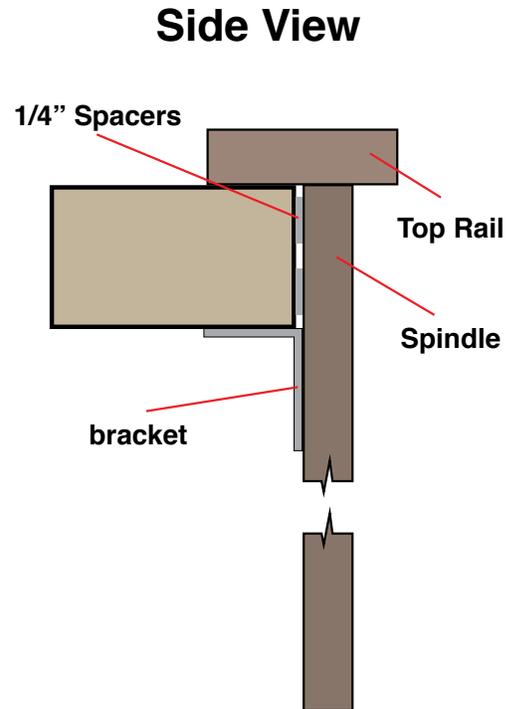
Flower boxes are allowed beneath windows and deck railings. They may be installed without special permission provided they comply with the following specifications:

Window boxes must not exceed the width of the window above it. All flower boxes must be of the same color as the unit home siding. All boxes must be installed using "L" brackets and allowing space between the home and the box (this will help prevent rot from occurring in the siding). Dimensions are shown in Figure 3.

Window Flower Box



Railing Flower Box



Railing Flower Box

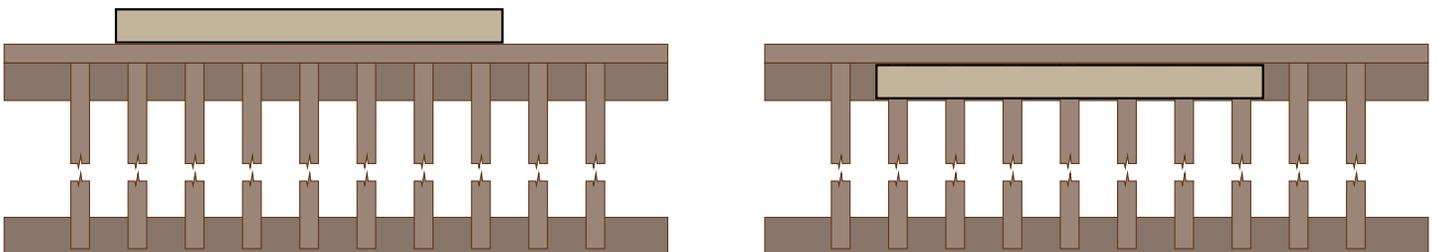


Figure 3. Flower Boxes

4.2. CARPORT STORAGE

Carport storage items (cabinets, closets and bins) are allowed. Siding and color for storage items shall be compatible with home siding. Storage items shall not interfere with normal parking of a vehicle within the carport. The following specifications apply:

Framing material must be at minimum 2x3 lumber. All shelving unit or wall cubbies shall be attached to wall studs. Storage cabinet shall be no greater than 18" deep. Cabinet height and number of shelves is not regulated. If cabinet does not reach to ceiling, nothing shall be stored on top of it. Storage bins shall be no greater than 18" deep by 30" and shall have a flat or slanted hinged cover. Storage cubbies (wall mount) shall be no greater than 18" deep. Other dimensions will be as shown in Figure 4.

Carport Storage Bin

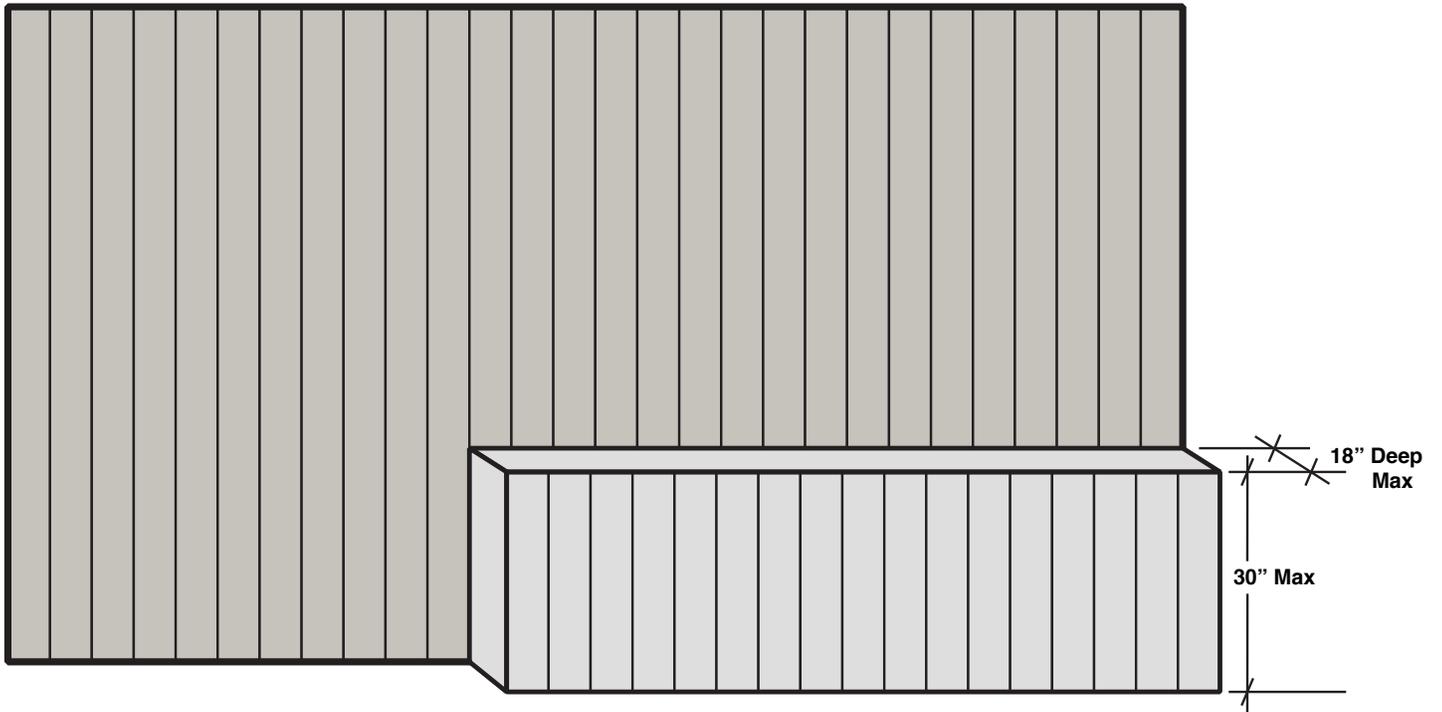


Figure 4a. Carport Storage

Carport Storage Bin

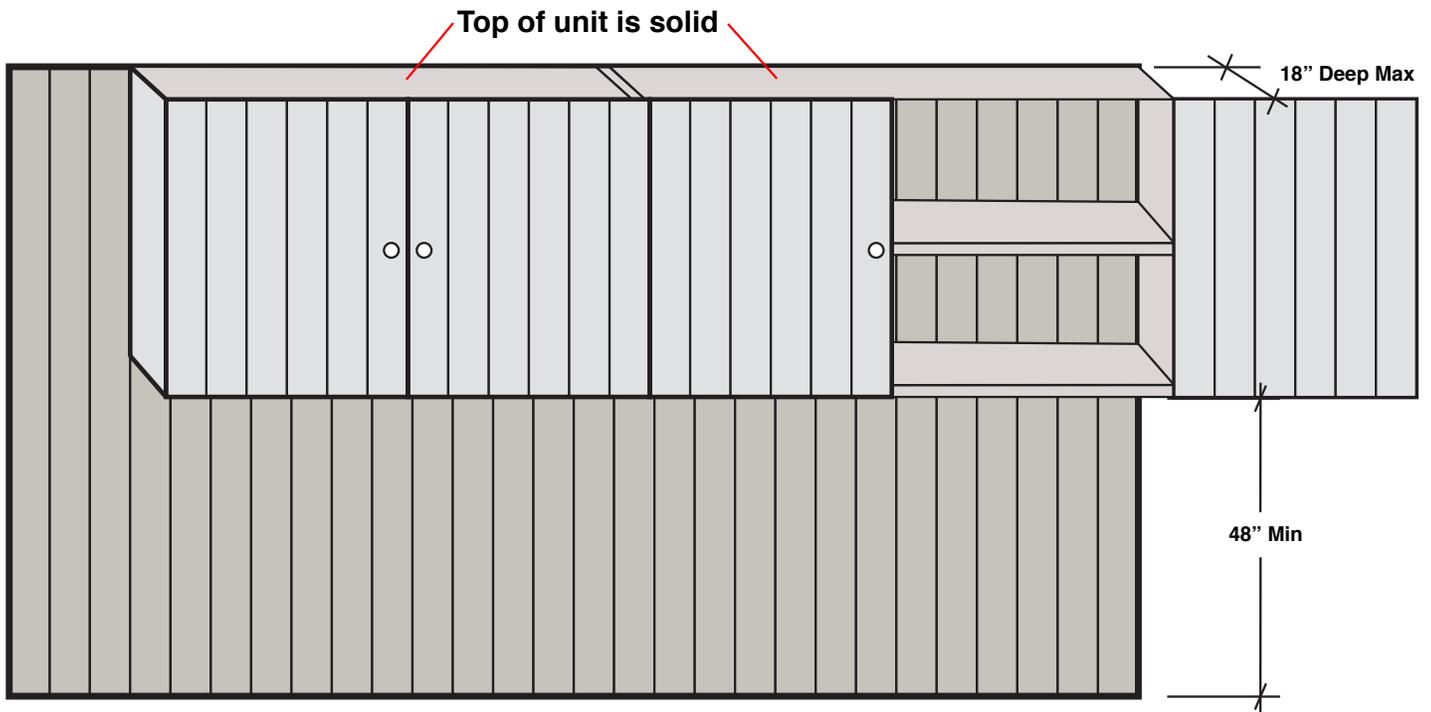


Figure 4b. Carport Storage

Carport Storage Bin

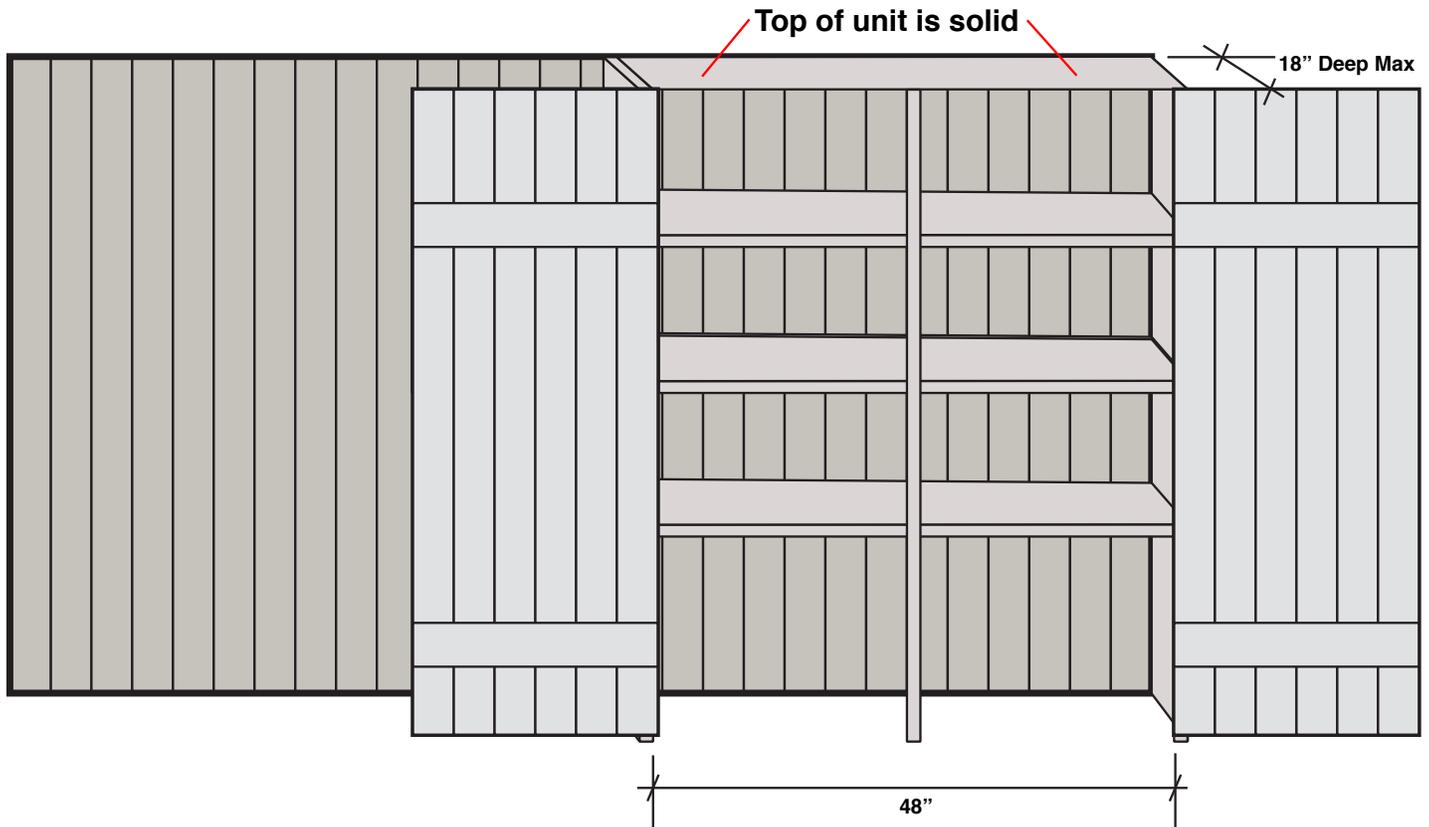


Figure 4c. Carport Storage

4.3. GARDEN PLOTS

Small garden plots are allowed as long as they do not block access to propane sheds, back yard areas, common grounds, and are not obtrusive to neighbors. Garden plots also cannot be put in places where the snow piles go during winter.

Plot sizes cannot exceed 4 feet x 8 feet. Multiple smaller plots are preferred over one large plot if you have the room. Garden plots can be edged with wood or rocks. If edging with wood, make sure it is natural and not treated. Treated wood contains toxic chemicals.

See Appendix F for some small garden plot ideas.

COBURN WOODS COLORS

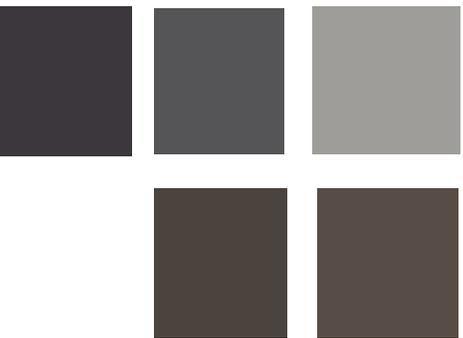
CURRENT COLORS APPROVED FOR EXTERIOR DOORS

								
MOUNTAINSAGE (PMD-36) Behr (Home Depot)	COASTAL PLAIN (SW-6192) Sherwin Williams	HAMPTON GREEN (450F-7) Behr (Home Depot)	SILENT TIDE (PMD-55) Behr (Home Depot)	SOPHISTICATED TEAL (HDC-CL-22) Behr (Home Depot)	MAXIMUM GRAY (QE-62) Behr (Home Depot)	BOHEMIAN BLACK (SW-6989) Sherwin Williams	NOTABLE HUE (SW-6521) Sherwin Williams	SIGNATURE BLUE (UJ240-22) Behr (Home Depot)
								
JONQUIL (SW-6674) Sherwin Williams	POLLEN GRAINS (PMD-30) Behr (Home Depot)	PERSIMMON (SW-6339) Sherwin Williams	WARM TERRA COTTA (PMD-11) Behr (Home Depot)	EDGY RED (UJ110-7) Behr (Home Depot)	REAL RED (SW-6868) Sherwin Williams	RIPE CURRENT (PMD-22) Behr (Home Depot)	DARK TRUFFLE (PPU5-19) Behr (Home Depot)	ESPRESSO BEANS (PPU5-01) Behr (Home Depot)

COLORS

ACCEPTABLE FOR STORM DOORS

No specific brands are required however colors should closely match the colors shown.



COLORS ACCEPTABLE FOR ROOFING - ASPHALT AND METAL ROOFING

METAL ROOFING



No specific brands are required however colors and style should match. Due to the limitation of the metal roofing selections there are no required choices of brand; however, the style and color must closely resemble the currently selected asphalt roofing previously approved. Specific requests for style and design need to be approved when submitting an Architectural Modification Agreement.

ASPHALT ROOFING



COBURN WOODS COLORS

CURRENT COLORS APPROVED FOR EXTERIOR SIDING,
TRIM, DECKS, PIPING, VENTS, ETC.

NOTE: DECK MAY ALSO BE NATURAL

COBURN
WOODS GRAY/
EVERLAST SLATE



EVERLAST SIDING
SPANISH MOSS



EVERLAST SIDING
FLAGSTONE



INTERLOCKING METAL ROOF SHINGLES



PROS

1. Environmentally friendly, 100% recyclable, made from a minimum of 25% recycled materials and significantly lower your energy bill by deflecting heat in summer and retaining heat in winter.
2. Stands up to high winds, hail, and extreme weather. Metal is resistant to fire, mildew, insects, and rot.
3. Most companies offer a transferable 40-50 year warranty.
4. Only 25-35% more expensive than traditional asphalt roofing materials, which do not need to be replaced every 10-15 years and end up in the landfill.
5. Very visually appealing, various colors/textures available.

CONS

1. Metal roofs can be louder when it rains or hails, however this can be avoided by choosing a reputable manufacturer.
2. Your home needs proper insulation throughout, or your home will feel like an oven (although, after the severely cold and windy Winter we just suffered through, this may be a PRO after all!)
3. Metal roofing can dent with hail, acorns, etc. Again, this can be avoided by going with a trusted manufacturer.



IMPORTANT NOTES:

- * You DO NOT want to install metal roofing shingles directly over your existing asphalt roof. This can trap in moisture and cause instances of excessive leaking/rot.
- * Some painted metal roof finishes can peel, chip, fade, scratch, or chalk, although almost all manufacturers guarantee the paint finish for 30 years.
- * Avalanches are dangerous. A snow guard or braces are absolutely essential. They must be installed to run the entire length of the roof.
- * Metal roofing is a very green option not just for promoting less waste overall, but also superior for covering small enclosures, to reuse on outbuildings after their initial life stage is over, and for collecting rainwater. :-)

RADIANT METAL EDGING SYSTEMS

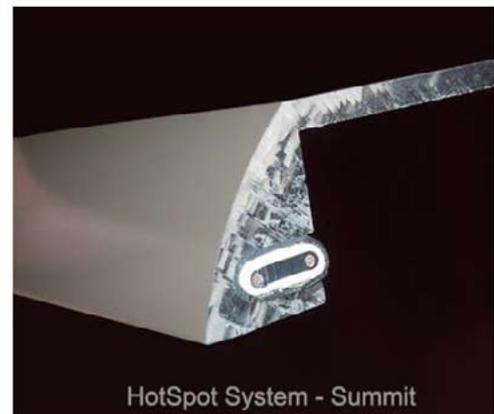


PROS

1. Minimizes ice dam and icicle formations in moderate and heavy snow zones.
2. 10-year warranty (more for upgraded systems).
3. Suitable for composition shingle and metal roofs.
4. Some products available can fit into existing gutters.

CONS

1. 12-watts to 24-watts per foot installed, when in use.
2. Requires the use of a digital controller (company is in the process of creating single-zone controllers), that are user-friendly to most, but maybe not for others.
3. May be a bit more pricey than metal roof replacement (still need to obtain quotes).



IMPORTANT NOTES:

* Just installing regular metal roofing up a few feet on the edges can cause serious damage to your roof (see accompanying article provided).

* The gutter system can be installed easily, however you will want a professional involved in more complicated systems installations.

* Information and product options from: <http://summiticemelt.com/products>

ICE DAM INFORMATION

What causes ice dams

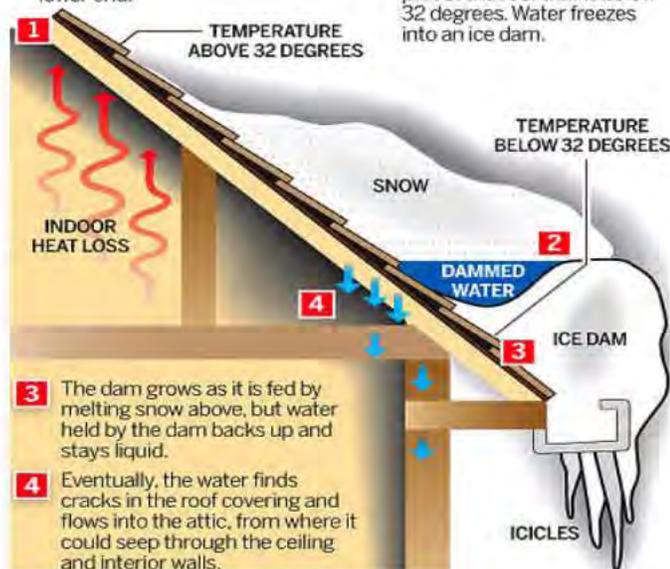
An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow from draining off the roof. The water that backs up behind the dam can leak into a home and cause damage to walls, ceilings, insulation and other parts of the house.

An ice dam might form when ...

- There is snow on the roof.
- Average outside temperature is below 32 degrees.
- Roof surface temperature is above 32 degrees at its higher end and below 32 degrees at its lower end.

How it forms

- 1** Indoor heating rises through the ceiling into the attic and warms the roof surface.
- 2** Snow on the heated part of the roof melts and flows down until it reaches that part of the roof that is below 32 degrees. Water freezes into an ice dam.



- 3** The dam grows as it is fed by melting snow above, but water held by the dam backs up and stays liquid.
- 4** Eventually, the water finds cracks in the roof covering and flows into the attic, from where it could seep through the ceiling and interior walls.

DEALING WITH EXISTING ICE DAMS

Remove ice dams by breaking them free in small chunks with light tapping, using a blunt mallet. Clear out all gutters and downspouts without damaging them. This is very slow and dangerous work, best left to those with experience in roofing to protect your shingles.

Melt large troughs through the ice dam with calcium chloride ice melter to release excess water. Do NOT use rock salt - it will damage paint, metals, and plants beneath the eaves.

A good trough-maker is a leg from an old pair of panty hose filled with calcium chloride. Tie off the top, and lay it vertically across the ice dam in order for it to slowly melt its way down through the dam.

PREVENTING ICE DAMS

Roof rake as high as you can reach on your roof every time it snows. You can install an entire metal roof, or a wide metal drip edge 3 ft or higher. If your roof is not very steep, an ice dam can still form on metal roofing and drip edges, but there's less chance of this if installed properly.

SMALL-SPACE GARDENING PLOTS

Size, Borders, & Friendly-Gardening Recommendations

* Be mindful of your neighbors. Size and shape of garden areas should not encroach upon anyone else's space. This includes keeping in mind that when the plants are full-size or fully grown, that they may not hang over or spread out to obstruct any important pathways, utility or propane access, common grounds, maintenance routes, or another person's gardening efforts.

* As well as using traditional wooden boards for raised bed gardens, rock borders (or wood encased in rock), is also very attractive and blends in well with other stone features currently existing here in CW.

* All raised beds, containers, pallets, or repurposed objects should be kept clean, maintained for the entire growing season, and be well-organized. The surrounding areas should be free from extra gardening tools, leftover buckets, etc. hanging around.

* If using chemicals on your garden to control growth, pests, or added nutrients, be careful not to spray your neighbors plants at all. Some gardeners choose to use natural methods, such as cayenne pepper and marigolds to keep the squirrels at bay, and simple soap and water spray solutions for bugs, and would prefer not to have their gardens contaminated.

