

**KINGSLEE HEIGHTS HOME ASSOCIATION
DESIGN STANDARDS FOR EXTERIOR CHANGES, REPAIR AND CONSTRUCTION**

Subject: Roof Gutters, Downspouts, Extensions and Coverings

Adopted: September 1994

Revised: November 2015

NOTES: Please refer to Documents 010 and 011. "Application Form" and "Guidelines" which state that approval of the KHHA Board is required prior to start of construction or repairs. Owners are not to proceed until they have received a signed CODY of Disposition of Application which is Document 013.

1. Owner's applications should include a drawing showing location of all proposed components to be repaired, replaced or added as part of a roof drainage system. Descriptions or specifications of the materials used should be included. If downspouts are to be added, please describe where and how the water will be drained at ground level.
2. Gutters, downspouts and extensions should be constructed of seamless steel or aluminum. Vinyl gutters will not be approved.
3. Downspouts (three inch minimum) to ground are required with suitable extensions as necessary to discharge water away from building foundations. Downspouts should be located so as to receive maximum sunlight to reduce ice formation internally.

Due to the potential for injury, downspouts and their extensions should also be located so as to preclude formation of ice on sidewalks, driveway or apron areas which are normally used as walkways.

In addition, downspout extensions should not present a hazard to walking by blocking or crossing sidewalks, driveway or apron areas which are normally used as walkways. Most driveways include an area of crushed rock between adjacent units which can be used for discharge and drainage of water.

4. The color of the components should closely match the siding or trim colors of the structures to which they are attached. Typically, components with both the siding and trim colors are required due to attachment to both siding and trim areas. If suitable colors are not available as obtained from suppliers, the components should be painted utilizing matching siding or trim paint, preferably before installing. Galvanized steel components should be undercoated with a bonding primer for galvanized surfaces prior to painting.
5. Installed gutters, downspouts and extensions should be inspected annually, cleaned and flushed with a garden hose and the paint touched up as required.
6. Coverings to prevent leaf buildup in the gutters should be the same color as the gutters if it is visible above the existing gutter.

Please call a Committee member in your circle if you have any questions.