

HOMESTEAD WOODS REPLACEMENT SIDING REQUIREMENTS

Siding Material:

There are many different types of siding materials available on the market today; ranging from wood, aluminum, steel, cement board, vinyl, or combinations of these materials. These requirements are not endorsing one material or another, but trying to ensure the installed product is consistent with the quality of construction within our subdivision.

The community by-laws state: **“Exterior walls of all buildings, structures, and appurtenances thereto shall be made of brick, stone, stucco, wood shingles, wood siding, wood paneling, glass blocks, or any combination thereof.”** Therefore the siding product used should try to closely match the look of the existing siding on the house or other houses in the neighborhood to maintain the community standards.

The siding product shall have a warranty, transferable to future home owners. Care shall be taken to ensure the exclusions, limitations, or conditions are not so restrictive that the warranty becomes valueless.

Siding shall only be installed in a horizontal or vertical configuration. It shall not be installed in an angular fashion. Exceptions to the configuration must be submitted on an individual basis to the Board for specific approval. The Board will evaluate the proposed material and location on the house.

Installation:

There are many quality siding products on the market today using numerous types of material. Unfortunately, these products are only as good as the installer.

1. Installation contractor shall provide a list of three (3) references of similar homes in the Metropolitan area in which they have installed the same product.
2. The installation contractor shall have been working in the siding industry for more than five (5) years performing similar type work.
3. The installation contractor shall have an actual business address and not work simply out of their residence.
4. The installation contractor shall provide a minimum five (5) year, 100% non-prorated warranty against any defects in the installation of the siding, except for common exclusions, such as Acts of God or homeowner damage.
5. The installation contractor shall be properly bonded and insured for this type of work. Insurance must include both liability and workers' compensation.
6. The installation time for the siding work shall not be greater than six (6) weeks.

Maintenance:

1. The homeowner shall perform all required maintenance to the siding, if required, to ensure the warranty remains valid.
2. If the siding is damaged for any reason, including Acts of God, it shall be professionally repaired within six (6) months of the damage occurring.

Submittals:

The following items shall be submitted to the Board for approval, prior to the homeowner signing any siding contract:

1. Product literature, including specifications which clearly indicate all aspects of the siding material.
2. Actual sample of siding material, minimum 12" long. This sample shall also be of the proposed color.
3. Submit warranty information from both the manufacturer and installer.
4. Submit list of references from the installation contractor, which must indicate the required five (5) years previous experience.
5. Submit installation contractor bonding and insurance information.
6. The Board has the right to request a meeting with the manufacturer and/or installer, as well as the homeowner.

The submittal information should be submitted to the Architecture Committee Chairperson. The Chairperson will submit the information at the Board meeting for approval. Standard approval should be completed in approximately thirty (30) days.