EXTERIOR DESIGN & ALTERATION POLICIES
For
GRANLIDEN ON SUNAPEE
Sunapee, New Hampshire

TOWNHOUSE UNITS TYPE "A"

TOWNHOUSE UNITS TYPE "B"

Granliden Community Association

Revised September 2017

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PREFACE

Purpose

In order to provide for consistency in the external appearance of Granliden Townhouse units, exterior repairs and alterations are regulated by the following Deed Covenant recorded on October 10, 1968:

"2. No appearance changes shall be made to the building prior to January 1, 1978 unless all of the "Village House" owners shall unanimously agree. Subsequent to January 1, 1978 such changes may be made provided the same shall be approved by two-thirds of the members of the Granliden Community Association; and in any event the exterior surface finish of each block of attached "Village Houses" shall be uniform."

The Association has defined "surface finish" to include siding type and size, paint color, and roofing material style and color. These items could be changed but only if the building it its entirety changed.

Further, Pursuant to Deed covenant recorded on April 29, 1968:

"5.d. The Board of Directors of Granliden Community Association shall approve plans and specifications for all structures erected in this subdivision. Approval will not be unreasonably withheld and rejections will be based solely on building design, site location and/or construction which will have an undesirable effect on the property value and the community as a whole."

Covenant 5.d. pertains to all structures other than the "village house" buildings which require a 2/3 vote of the entire community. The additional structures may not be attached to the village houses but are on deeded property, or structures built on the land belonging to single family dwellings. These structures would need plan approval by the Board of Directors.

It should be noted that the Board of Directors has the authority to both fine Unit Owners for non-compliance and force the Unit Owner to return the building to its original, or a compliant state, at the owner's expense.

This book has been prepared so that the membership will be well informed of the covenant requirements, and allow them to make certain approved changes. It also provides the framework within which members can apply to have additional exterior alterations considered for approval by the membership. The purpose of the restrictions as well as the process is to provide for the preservation of the architectural consistency and character of the community. In 2006, the original version of the Exterior Guidelines was approved by the membership along with adopting several "Blanket Approvals" for alterations. At this same time, all previously completed exterior work was granted "grandfathered approval". This booklet updates and expands the earlier booklet

These approved standards are intended to maintain uniformity of appearance among the groups of townhouse units as units are modified over time. They are to guide members as they plan their renovations and alterations, guide the Board of Directors as they review applications, and inform the members as they take action on requests for changes.

This book shows the specifics of commonly done alterations that have received community approval. In some cases examples of what is not acceptable under these specifications is also illustrated. Recognizing that occasionally exact material matches for things like doors and windows are difficult to find, the committee has in some cases adopted a range that needs to be stayed within rather than a size that may not exist anymore.

The main principle of this new architectural standards book is to protect the architectural integrity of the community by making it easier for people to comply.

The Granliden Design

Granliden architecture utilizes geometric shapes and forms in an ordered, sometimes symmetrical arrangement, to produce sharp and very “clean” building lines. Doors are typically very simple in form with flush panels and narrow stiles and rails. Windows are a mix of geometric shapes (square, rectangular, pentagonal, etc.). Minimal trim is applied to the exterior and interior, and with the use of plain siding and wall finish, the geometric forms of the windows and doors ‘punch’ openings in the walls, creating dramatic views and spaces.

Two different townhouse plans where used in the development, resulting in differing building configurations which, due to the location and topography of the site, produce different offset building layouts. The ‘A’ type plan was used at Lindenhof and Tonset Slope, while the ‘B’ type was chosen for the Vega Strand, Skijor Steppe and Nord Hill buildings. Refer to the appendix for both plan types and a development site plan for the overall layout of the buildings and different building areas. The orientation of each group of townhouses is unique. For the purposes of this document the front side of a unit will be considered the entry, or parking, side. The first floor of each unit will refer to the level which has the main entry door opening onto the parking lot side.

DEFINITIONS

Area - One of the (5) group of buildings:

1. Lindenhof (type ‘A’ units)
2. Vega Strand (type ‘B’ units)
3. Skijor Steppe (type ‘B’ units)
4. Tonset Slope (type ‘A’ units)
5. Nord Hill (type ‘B’ units)

Building - A single structure of contiguous units.

Unit(s) - A single dwelling within the building

Exterior Alteration – Connected to or alters in any way (such as renewal of material) any element of the exterior. This includes but is not limited to: hardscaping, walkways, fencing, structures, A/C compressors, downspouts and gutters, exterior conduits, sheds, etc.

Front of building - The parking lot/entry door side of building

THE PROCESS

The most common cause of violations to the covenant regarding building alterations is the failure to follow the process or submit a form. **Any exterior work, regardless of repair, blanket approval or alteration**

requires the submission of an Exterior Work Form to the Granliden office. The deed covenants, article 50 of the GCA Bylaws, as well as the information set forth in this document clearly sets the method and what is required of the homeowner to get permission. Typically there are three types of requests and the process to receive approval to proceed is outlined below.

Repairs

A repair is defined as fixing or replacement of a worn or damaged part of a building or an element of that building and returning it to its original state. This would include the repair of siding or trim, the replacement of a window or door or the removal and replacement of roof shingles. It is considered to be a repair only if there will be no change to the exterior. This means the siding or trim is identical in type and size, windows and doors are exactly the same size and type and are installed in the same manner, and roofing material matches exactly that which is being replaced, and the method of installation including flashing will not look in any way different. **This is the only work application that requires only a filled out and signed alteration form but will not require drawings or pictures be submitted to the office**. These approvals will be issued by the General Manager and normally will be issued the same day following a site visit.

Previously Approved Blanket Approval

A Blanket Approval is defined as an alteration pre-approved by the membership in accordance with the covenants. This type of alteration may be done provided they are done as specified in this book. This work **will require the submission of an Exterior Work Form as well as drawings and/or photos** that clearly illustrate what is planned, and that clearly shows that what is being proposed is consistent with the referenced blanket approval. Typically this approval will be issued upon review by the General Manager or Board of Directors when they are sure that the request complies with the referenced alteration specifications.

The most important take-a-way from this section is that just because you see an exterior alteration at Granliden, it doesn't mean that there was a blanket approval for that change. Many exterior alterations have been approved by the community for specific locations or circumstances. See "New Proposed Alterations or Singly Approved Alterations".

New Proposed Alterations or Singly Approved Alterations

Any alteration that has not received a blanket approval falls into this group. For these proposals, a complete application with adequate supporting drawings, pictures and specifications must be received by the Association with sufficient lead time for inclusion in the agenda for the next Association Meeting.

1. The Unit Owner must submit the proposal on the **Exterior Work Form** to the board no later than 60 days prior to the next Association meeting.

2. At this point the Board will include the proposal in the agenda for the next meeting, and will in some cases will render an opinion as to whether they support or oppose the proposed alteration, or if the alteration should be given blanket approval.

3. If the Board opposes the proposal, they will indicate this to the Unit Owner making the proposal and will explain their objections to the proposal to the unit owner within 21 days from the submission of the completed application.

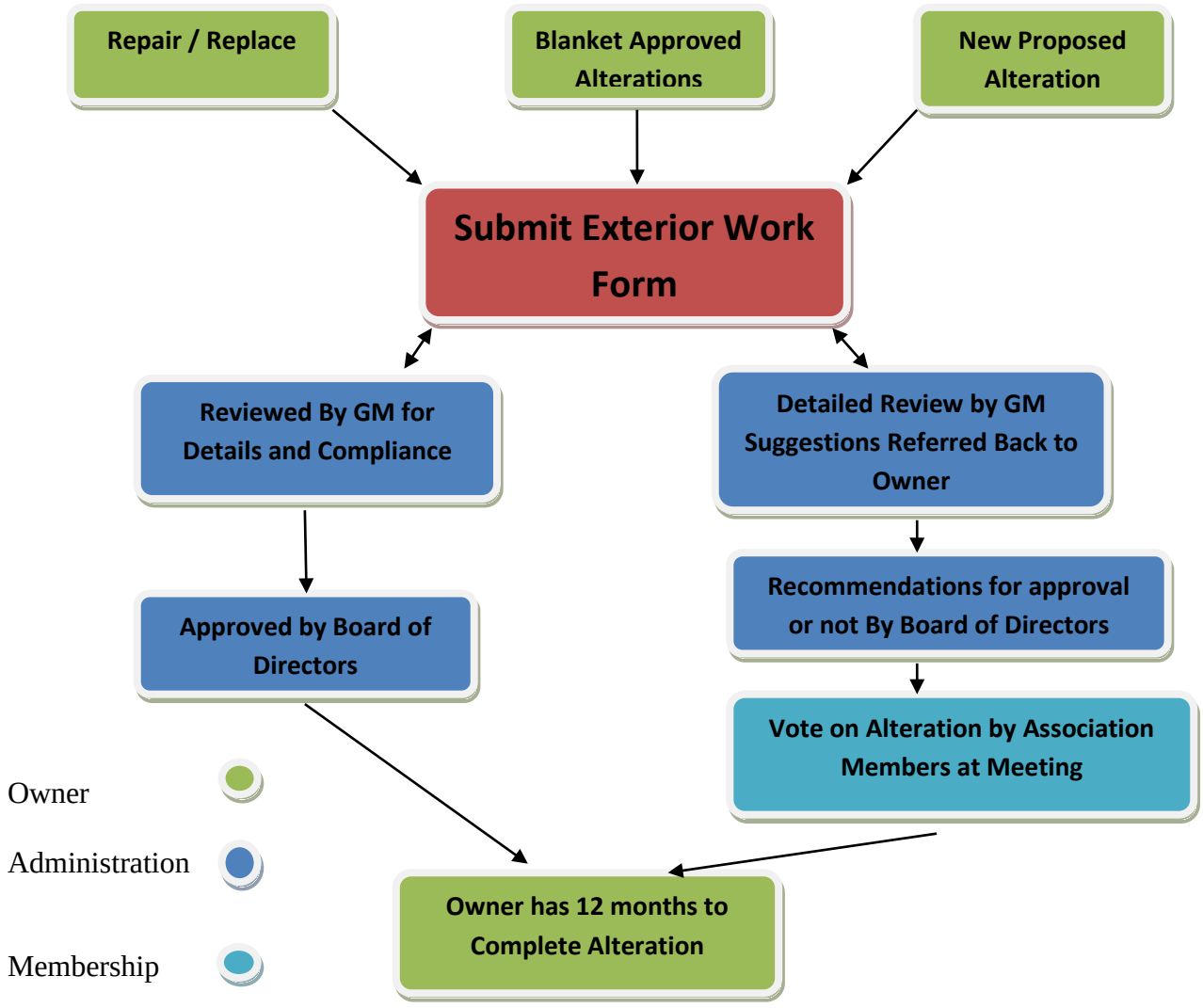
4. At the Unit Owner's option, they will have one week to address these issues with the Board to see if changes can be made that would get Board support for the plan.

5. Pursuant to GCA Bylaws, no less than three weeks prior to the Association Meeting, the proposal with drawings will be submitted to the membership as part of the notification of the Association meeting with the board's recommendation, if any. Approval of the proposal requires approval of 2/3 of the membership in accordance with the Deed Covenant as noted above.

Majority in a building or area – in certain cases an owner may need to get the approval of the majority of the owners in their building or area. Such as the selection of the color of an awning or a change in painting colors or configuration of trim etcetera. In these cases, the owner needs to inform **ALL** the owners in the building or area of their plan. No votes will be tabulated until all the affect unit owners have been notified. This is to allow for a unit owner with a differing opinion the opportunity to express their opinion before a decision in made. For instance, in a building with six owners, the petitioner cannot just ask 3 other owners and if all agree, not bother to notify the final two owners in the building.

SUMMARY

It can't be stressed enough that the most important component of the process is for Unit Owners to fill out the **Exterior Work Form** accurately and completely, and to supply accurate drawings, to scale, with measurements that clearly show the proposed alteration. These alterations can only be approved at Association Meetings, so the timing of the application submittal is critical, and contracts and/or orders for materials should not take place prior to approval at the meeting, or should be subject to receiving approval.



Granliden Community Association
23 A Fairway Drive
Sunapee, NH 03782
(603) 763-5606

Exterior Work Form

Name _____ Unit # _____ Date _____

Description of Proposed Alteration/Replacement.:

Name of contractor: _____ Phone # of contractor _____

To your knowledge has this alteration been done on another building within Granliden? ___ If yes, what unit # _____

Include on reverse or on an attached piece of paper, a drawing that accurately shows the following required plan details:

Location of unit and location of lot lines. Complete dimensions of proposed improvements including scale drawing to show affected elevations. Floor plans required for additions or remodels. Minimum scale of drawing is 1/8" Measurements of improvements in relation to unit and lot lines Description of materials and colors, attach color chip or sample

Those members who do not comply with the adopted procedures will be subject to loss of privileges, fines, liens or other legal action in accordance with the Bylaws and Covenants of the Granliden Community Association.

Note: It is the owners' sole responsibility to insure that any and all alterations that are performed on their Granliden units, will comply with all pertinent building and life safety codes. Electrical and plumbing work must be done by a licensed tradesman.

Owner's Signature _____ Date _____

(Office use only)

General Manager Approved _____ Or Sent to Board of Directors _____ Date_____

Board of Directors Approved _____ Or Sent to Association Meeting _____ Date _____

Approved by Membership YES ____ NO ____ Date _____

Notes:

Adopted by the Board of Directors 7/21/16 Form Revised 7/24/16

Contractor Guidelines

The following shall govern the use and activities of contractors within the Granliden Community. Following these rules will help to insure the safety of the community while at the same time respecting both the need / desire to have work performed on individual units as well as the quiet enjoyment of other owners

Where State law, local law, and GCA rules/bylaws address the same items, the most restrictive of the three shall govern all activities.

Owners Responsibility

The Unit Owner has the role of General Contractor when having performed, or performing, work on their Unit. As such it is their responsibility to insure that

1) For exterior work, an Exterior Work Request has been filed with the Office and approved before any work is started

2) Any and all permits required for the work being performed have been properly obtained, either by the Unit Owner or Contractor

3) A copy of the GCA Architectural guidelines are provided to their Contractor during the design phase of the project

4) All work once approved must be completed within 12 months

5) Owners out of courtesy to their neighbors should let them know when any impending work is to commence.

6) Contractors

   a. Perform all work in compliance with the GCA Architectural Guidelines and approved Exterior Work Form.

   b. Follow the guidelines relative to the Contractor's responsibility

   Contractors Responsibility

Contractors must

1) Follow the Town of Sunapee Noise Ordinance, except where superseded here

2) Only operate Power Equipment during the following hours (see definition)

   a. Monday – Friday (excluding Legal Holidays) between the hours of 8:00am and– 5:00pm

   b. Saturdays between the hours of 9:00am and 4:00pm

   c. No operation of Power Equipment is allowed on Sundays or Legal Holidays

3) Remove all construction debris on a daily basis, unless fully contained within a dumpster or other suitable receptacle

4) Discuss dumpster placement with the General Manager and have the location approved in advance to avoid restricting access to water shutoffs, electrical, gas or other utility services, other Units, or access by emergency vehicles

5) Store construction materials where they will not restrict access to water shutoffs, electrical, gas or other utility services, other units, or access by emergency vehicles

6) Notify the General Manager if construction vehicles (including trailers) will be left overnight. These vehicles must be placed in the Unit's parking area in a normal position (i.e. not taking up more than one spot) and not block access to other units.

Definitions

Contractor – Any person performing repair or modification work on a Unit, including the Unit Owner

Office – The GCA office personnel, either General Manager or Administrator.

Power Equipment - Construction vehicles and equipment including but not limited to bulldozers, graders, dump trucks, backhoes, cement mixers, power hammers, staple or nail guns, compressors, power tools such as drills, saws, grinders, sanders, chain saws, lawn mowers, hedge trimmers, lawn edgers and hammers.

Unit – A house or townhouse within the GCA Community

Unit Owner – The legal owner of a Unit, or any person authorized in writing by the legal owner, to contract for or oversee repair or modification work to a Unit.

AIR CONDITIONERS

Three types of air conditioning systems have been installed at Granliden: central air in townhouses with hot air heating, heat pumps, and single room through the wall units.

Central Air and Heat Pumps

Central A/C utilizing existing hot air ducts require an evaporator added to the inside furnace and a condenser placed outside. Heat pump installations typically require an external condenser with an internal air handler for each floor of the unit. These type of installations tend to be quieter than window units, and the heat pumps provide a secondary source of heating.

Both types involve external electrical, drain, and refrigerant lines, which can be detrimental to the exterior appearance of the building. Placement of the outside equipment is crucial in its own right, but also in terms of how these lines can be minimized and/or covered. Therefore, the only blanket approval in place for central air or heat pumps is to have the compressor placed on the basement level deck, at the rear of the building or if no deck, on the ground under the main floor deck. All lines going to air handling units inside the townhouse must be either all inside the unit, or run in the corner area within the deck areas, and must be enclosed either with matching siding painted to match the building, or placed within conduit made for this purpose, also painted to match the building. Applications need to be very specific as to how these lines will be installed and covered.

Outside conditions on the front of the building for the placement of the compressors vary significantly, not only between Type A and Type B townhouses, but even between units of a given building. Consequently, such installations require Board and possibly, full membership approval.

Applications for the installation of other placements of central air should follow these guidelines to minimize the impact to the building architecture. All will need to be submitted to the community for approval.

When possible, power and coolant lines should be run inside the unit, not on exterior walls. In many cases the lines can be run either in deck areas or in inside corners where enclosures made of siding will be well hidden. For applications on the parking lot side of units the best case is to run the lines internally, next best would be to run the lines on top of corner trim in plastic housings painted to match the building. In all cases running the lines horizontally across walls should be avoided. The horizontal line detracts from the building and horizontal applications will invariably lead to premature rotting of the siding as rain and snow will be splashed back in these areas.

Screening of the compressors should be done with the intent of hiding the mechanical equipment and should be as small as practical and should be constructed of stained siding matching the building's exterior with no embellishments. The screens should be as close to the mechanicals as possible, to facilitate service to the mechanicals, removable panels should be considered. Placement of mechanical equipment in garden areas should consider that the area in many case already has buried water, sewer, electrical service wires, phone wires and cable TV lines. Installation should consider these utilities and care should be taken so that none of the utilities are damaged on installation. Further, no installation of a fixed object (either screening or mechanicals) should be closer than 18 inches to any water system valve. Clearance is needed both for operation of the valve as well as in the event the valve or line needs to be excavated. In the event that a valve or line needs to be excavated, the expense of moving and replacing the equipment or screening shall be borne by the unit owner, not the association.

All applications for central air will be considered on a case by case basis using the above criteria. All applications should contain accurate drawings that show exactly what the final installation will look like, both those components associated with the installation of hardware such as compressors and lines serving the compressors, coolant lines to air handling units and their manner of enclosure, the placement of any existing utility valves, as well as any planned screening that is proposed as part of the installation.

Single Room Through the Wall Units

FOR BOTH 'A' & 'B' TYPE UNITS:

Particular attention should be paid to vibration damping to minimize vibration and resulting noise.

All air conditioners should be painted to match the surrounding finish.

In keeping with the exterior detailing of Granliden, through wall units should not have trim around the opening.

'A' TYPE TOWNHOUSES ONLY

Since the 'A' type units have full width bedroom decks across the back of the units, the AC unit should be placed to the side of the sliding door, as high as practical in the covered porch wall area. Install unit far enough away from the adjacent wall to allow for proper air circulation of the cooling compressor. If the deck has been enclosed for use as an extended master bedroom space, no obvious location for an AC unit exists.

The building design in 'A' type units precludes placing an air conditioner in the small end wall space of the loft that may be available, as the AC unit would extend into a neighbors property space. End units could consider this placement of an AC unit.

'B' TYPE TOWNHOUSES ONLY

The 'B' type units do not have adequate space next to the master bedroom slider, therefore the AC units should be installed above the slider as shown in Figure 1.

Figure 1 AC unit over sliding door

Where the master bedroom deck of the 'B' type unit has been enclosed in the prescribed manner, the AC unit is to go on the sidewall of the projecting portion of the unit as illustrated in Figure 2 below. The top of the AC unit should be aligned even with the top of the adjacent windows and centered in the wall projection, front to back.

Figure 2: AC unit location at sidewall of Type ‘B’ unit.

Type ‘B’ units also have a loft design that allow the installation of an AC unit in the side of the dormer wall. Unit should be installed 1’-0” off the roof surface to the bottom of the unit and 1’-0” back from front corner as shown in Figure 3.

Figure 3. location of AC unit in dormer sidewall of Type ‘B’ unit.

RETRACTABLE AWNINGS

The layout of the Granliden townhouses, situated to enjoy the magnificent views of the land, orient the units facing predominantly south. To help control overheating and provide some shade at the back deck area, owners have installed awnings over the open decks.

Although awnings provide a practical solution to providing shade, they are a very obvious addition aesthetically, and with the many styles and colors available, the uniformity of the townhouse units could be severely compromised. Installation of awnings has Blanket Approval, provided that it meets the following standards: (Remember, an application still must be submitted and approved.)

BOTH 'A' & 'B' TYPE UNITS

All awnings should be a uniform size, spanning the entire width of the deck opening and not projecting out beyond the edge of the deck. See Figures 4 and 5.

All new and replacement awnings should be solid color, including edging.

Edge treatment should be straight or scalloped, with no fringe.

At buildings where there are existing awnings, new awnings should match existing color and style.

When the time comes that an awning needs to be replaced, it should usually be the same color. If an owner wishes to change color, all owners within the building must be notified and documented approval of a majority of other owners in that building is required. The approval of such a change will only be granted if other owners with existing awnings plan to replace them with the new color within one year. Where there are no existing awnings in a townhouse building, the first owner to install an awning needs to have informed all the owners in the building and documented approval of the color from a majority of the other owners in the building.

Figure 4
Awning Extended

Figure 5
Awning Retracted

DECKS

The original Granliden townhouse decks were incorporated into a uniform, modern fenestration, giving each owner a private outside deck area suitable for limited activities. There is a blanket approval for deck expansion/extension so long as they are done as follows: (Remember, an application still must be submitted and approved.)

BOTH 'A' & 'B' TYPE UNITS

All new or altered deck framing should be pressure treated, installed with the same depth and at the same height as existing. Decking material may be wood decking, either 2" or 5/4 decking, framing for each must have proper spacing for the given material. Alternative material including composites such as Trex are acceptable but should be specified on exterior work form.

Only first floor decks should be extended/expanded. Guidelines for enclosing 2nd floor decks are in a separate section.

All trim, and railings should match existing or be an approved alternative railing. Standards for changing guardrails and balusters are contained in the Deck Railing section.

(Extending deck from sliding door wall to railing)

'A' TYPE TOWNHOUSES

Due to the existing layout and size of the decks, 'A' type unit decks should not be further extended.

'B' TYPE TOWNHOUSES

The extending of any deck is limited to 11'-0" from wall to edge of deck according to GCA blanket approval. Deck rail may extend no more than 2 ½ inches past deck edge, and in no case can the deck rail extend past the adjoining wall and into neighbor's airspace.

Knee brace(s) should be installed to under a deck extension as shown in Figure 6.

Figure 6. This photo shows knee braces and an extended deck.

EXPANDING DECK WIDTH

(Expanding deck width from side to side)

This policy applies only to owners of end units who would like to extend their first floor decks out beyond the outside end wall to increase overall deck size and/or provide direct access to the deck from the exterior.

BOTH 'A' & 'B' TYPE UNITS

No deck expansion should be wider than 6'-0", and in no case can the deck be extended further out than the limits of the particular deeded property. The amount of deeded land that belongs to each end unit is not always the same. In general, for type A units the total property width is 20'. As the units are 16' wide, that would allow for a 4' wide deck extension or side deck. **However, you need to verify on your deed that you do actually have this width of property**. Three of the four Vega Strand end units have 25' wide properties, the last only has 23'. This means that three of these properties could have a wraparound deck with a maximum dimension of 6' wide, while the fourth could only have a side deck that is 5' wide. Skijor Steppe end units all have a 25 foot width so they could all have side decks not to exceed 6 feet. End units in Nord Hill have differing property widths of 23 or 25 feet which would limit the side deck or deck extension to 5 feet in many cases. **Due to the differing property sizes, it is imperative that before any deck extension is undertaken, a copy of the deed is filed with the application for alteration.**

No part of the deck, railings, or steps to grade may extend over the owner's property line.

The deck width expansion should be for the whole depth of the existing deck or extended towards the front of the unit. Reference Figures 7 through 9 below.

Figure 8. Width expansion of deck running length of building. Type B unit

Figure 7. Deck width expansion on end unit, Type B unit.

Figure 9. Deck width expansion on end unit, Type A unit.

Deck Rails

Figure 10. Top and bottom rails with

In addition to the original deck fence railings which do not comply with code, the two pictured styles of deck railings are allowed as alterations.

Figure 10 shows a type B unit with traditional post spacing, a top and bottom rail consisting of 2X4 for the bottom and a 2X4 with a top board for the top rail, and 1 ½ X1 ½ balusters spaced across the width of the deck.

Figure 11 shows balusters applied to the inside of the traditional deck railing

Figure 11. Original top, bottom and intermediate rails with balusters applied to inside face

Deck Railings for type A units are typically either solid wall sections made of matching siding. On units 11 through 14, alternate board have been removed to give the railing more of a fence look than the solid wall section. Units 1 through 6 are all baluster railings. It is important to remember that because type A units have decks that span two units in a contiguous fashion, the deck rails in these units are consistent through an entire building.

Basement Level Decks

Basement level decks may be installed provided that they do not extend out further from the building than the main floor deck, they can be no wider than the main floor deck. Material can be either pressure treated lumber, Trex or similar composite decking material, Flagstone surface or an engineered hardscaping material.

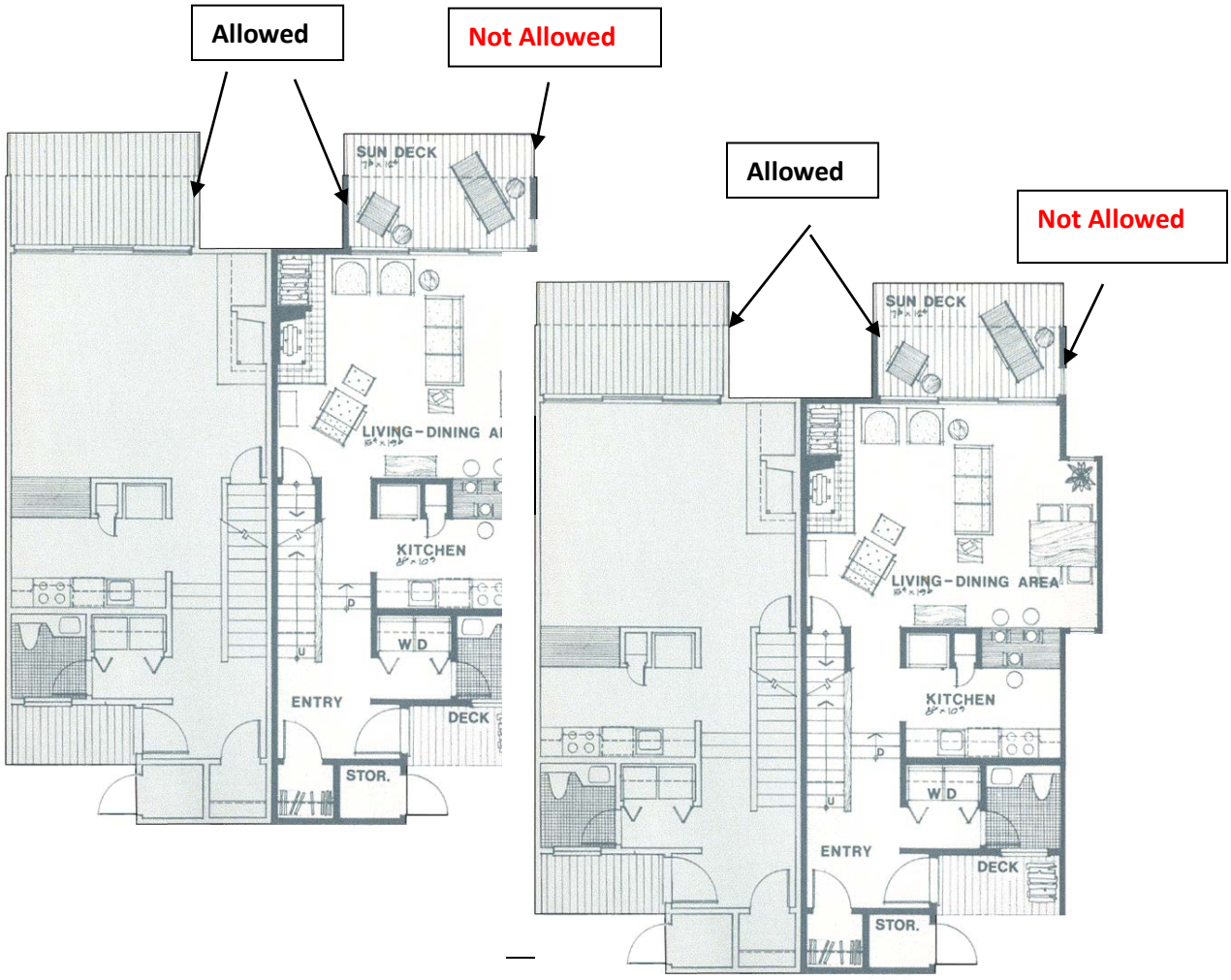
If ground requires steps as shown in pictures, steps may not extend out past main floor deck.

Unit owners should be aware that in some places, service lines for water, sewer and propane gas may be buried in the area. In any alteration that involves digging, NH law requires that “Digsafe” needs to be called. Any installation over an existing service line are done at the unit owners’ peril. If a service line need to be accessed under an improvement, the replacement or repair of the improvement will be at the owners’ expense

Figure 12. Photo shows basement level decks on type B buildings. Deck in background shows deck with no step and deck in foreground shows deck with steps required because of slope of land

Louvered Privacy Screens on Type B Buildings

To allow for the installation of louvered privacy screens to type B buildings, right-triangular in shape with a max height not to exceed 5’ and a max extension from the building wall end of 5’. Screen will be installed on the existing fence. Screens are only allowed on side fence sections between contiguous units. Privacy screens are not allowed on side fence sections adjacent to set back units in a building. See photo and drawing showing acceptable locations.



Locations where louvered privacy screens may be installed and those locations that are not permitted

ENCLOSE SECOND FLOOR BEDROOM DECK

As the use of the townhouses become more year round and for longer durations, some owners may wish to expand their master bedroom space by enclosing the outside deck as heated living space.

Enclosing decks introduces a very apparent impact to the exterior of the units. The design symmetry of the exterior fenestration is substantially compromised by taking away the void of the deck area and "filling" it with solid wall and windows. Realizing the need of the owners for more useable interior space, these guidelines provide consistency and uniformity to the exterior of the units while allowing the owners the additional interior space.

To achieve a sense of design cohesion and maintain the original building detailing, the following guidelines apply:

BOTH 'A' & 'B' TYPE UNITS

- Deck rail should be replaced with a solid wall, finished with siding to match existing exterior wall.
- New windows should be installed as a group of three sets of two sliding (gliding) units each, six window sash in all, symmetrically positioned and spanning the entire width of the wall (see Figures 14 & 15 below.)
- The bottom of the window units should be set at the top of the existing rail.
- The top of the window units should be set @ the height of the existing roof purlin.
- Windows should be single pane one light units, with no grilles, divided lights or muntins.
- Color should match color of windows in townhouse building.
- Trim and wall finish should match existing building.
- The appearance of the existing underside of the deck from the deck area below should be maintained. Any required insulation and a false ceiling may be dropped a max of 4 in between the existing framing members. Note: if the existing deck level being in-filled allows for the installation of insulation and flooring on top of framing, this method should be used.
- The existing roof lines and side walls should not be altered in any way.

Figure 14. Type A unit 2nd Floor deck Enclosure

Figure 15. Type B unit 2nd Floor deck Enclosure

Option 1

Option 2

The enclosure of the 2nd floor Master Bedroom Deck of any type B style Granliden unit (units 29 – 70 and 85 – 114) by installing 3 panel, 12' wide X 6'8" high doors 1 foot back from the current end of the deck, and installing a baluster type fence system in place of the existing rail type fence system. End units may also install a 22" wide by 46" high RO casement window to the end wall as shown in the picture below, center units may not install a window in this wall. **It should be noted that not all units currently have 12 foot wide sliders for their master bedroom. In the interest of uniformity, only 12 foot wide doors are approved, meaning that 8 foot wide sliders must be replaced with 12 foot wide sliders. Additionally the fence may need to be changed to a baluster type fence that conforms to code as opposed to a rail type fence.**

Figure 16. Type B 2nd Floor Deck Enclosure

Option 2

DOORS AND WINDOWS

Over time, the original windows and exterior doors within the development have either deteriorated or the owners would like to install more efficient, weather tight doors. As explained in the Introduction Section, replacements still require an application and will be approved by the General Manager if they meet the following standards.

The number of replacement doors on the market is virtually unlimited, varying in size, style, type and finishes. The original front doors were flush type doors, some with one half light and some without. The sliders were narrow stile and rail types. Both door types following the contemporary design of the townhouses. See drawings below. Some new sliders have "French Door" type wide stiles and rails, which are very traditional looking, and therefore do not lend themselves to the Granliden aesthetic. The following are guidelines for the replacement of an existing door:

DOORS (BOTH 'A' & 'B' TYPE UNITS)

Rails and Stiles, window trim and screen doors should all be white. Brickmold trim or similar should surround doors and windows, and it should be no more than 2 inches wide. Flat or other decorative trim is not acceptable. No grilles or mullions in the glass are allowed.

SLIDING DOORS

The original sliders were narrow stile and rail types. Some new sliders have "French Door" type with wide stiles and rails, which are very traditional looking and therefore do not lend themselves to the Granliden aesthetic.

- Sliding doors should be replaced by thin stile and rail, white clad doors similar in size to the existing door being replaced. Top rails and sides should be no wider than 5 inches. The bottom rail should be no wider than 9 inches.

- Sliders should have no more than 4 panels of glass, and the opening units should remain as the center section. There should be no grille work in the glass of the doors.

- Siding should be restored to edge of door frame, with no applied trim. Brickmold" trim no wider than 2 inches should be used. Refer to siding and trim section for "Brickmold" trim photo.

Figure 17. Typical 3 panel 8' high by 12' wide

- Doors should be same size as those they replace. In the event door units are smaller than the units they replace, siding should be replaced so that it terminates at the door unit.

Top Rail: less than or equal to 5" wide

Side Stile: less than or equal to 5" wide

Bottom Rail: less than or equal to 9" wide

Figure 18. Acceptable 4 panel 8' high by 12' wide sliding door

The following configuration alterations are acceptable:

An original 8’ high by 12’ wide door can be replaced with a 6’ 8” high door, overall width must remain the same. Matching siding fills the new space above the door.

An original 6’ 8” high 12’ wide sliding door can be replaced with an 8’ high door, overall width must remain the same. Note that this alteration can only be done on the 1st floor level

Original 3 panel, 12’ wide sliders can be replaced with 4 panel 12’ wide sliders, two center panels operating panels, and NO center post, door to door center. This alteration is acceptable for main floor and 2nd floor where originally there were 12’ wide, 3 panel sliders. This alteration is not approved in locations where there are currently 2 panel sliders.

In all these cases, the specifications for trim, as well as door size and style remain.

ENTRY DOORS

- Individual Entry doors may be replaced with flush doors with glass at the top half of the door (1/2 glass light door).

- Siding should be restored to edge of door frame, with no applied trim. White “Brickmold” type trim no wider than two inches should be used.

- Screen/storm doors should be white with (2) screen/storm panels and a solid kick panel. Decorative grilles or raised panels should not be used.

- In an ‘A’ type unit when owners in a building unanimously choose to update their storm doors, they all may be replaced with a full length, one light door.

Figure 19. Flush Entry Door

Figure 20. Half Light Entry Door

Figure 21. Full Light Entry Door

OUTSIDE CLOSET DOORS (Type B Units)

Should be single panel, flat doors, mounted flush. There should be no windows. The doors should be painted to match the siding. Trim should be white. Brickmold trim no wider than 2 inches should be used. Door should be an out-swing flush door.

STORM DOORS

Figure 22. 2/3 Light storm door

Figure 23. Full light storm door

Storm doors should be either two windows over a single white panel or a single large window or screen.

No raised panels, cross bucks or applied moldings. Color white.

WINDOWS

The original rectangular window units in the Granliden design were clean and simple, with no built up trim or grilles. These windows are casement (hinged to open on the side), awning (hinged to open on the bottom) or sliding/gliding (sideways passing). To maintain the simplicity of the contemporary design, the following standards should be followed:

- Replacement windows should match the size, type (casement, awning or sliding) and style of the windows being replaced. The glass size should remain the same.
- Replacement windows should be white clad units, except for the second floor deck enclosures at Tonset Slope (bronze).
- The Horizontal alignment or the replacement windows plus trim should line up with the other windows in the building.
- All siding should be restored/replaced to the edge of the window unit.
- Windows should be installed without trim as original, or with Brickmold trim no wider than 2 inches.
- The horizontal placement of the windows should line up with the other horizontal elements of the building such that the top and bottom edges of the windows plus trim match those of the other elements of the building.

All siding should be restored/replaced to the edge of the window unit.

Figure 24. New vinyl casement window installed without trim.

Figure 25. New vinyl casement window trimmed in brickmould.

Either application is acceptable when replacing casement windows. In either case the replaced window should have the same trim treatment as the other windows in that wall.

All windows should be 1-lite units without dividers or grilles.

Figure 26. Examples of the three types of acceptable clearstory windows, Casement on the left, Single pane either fixed or awning, and double awning windows. In all cases the windows must match the original windows in size. Trim details and spacing needs to be maintained, i.e. **no** window units mulled together with only trim between windows

GAS TANK & METER SCREENS

The original units where designed and built utilizing electric heat due to its ease of installation, zoning & metering, along with the forecast of a relatively inexpensive and unlimited supply of power. It also afforded the use of a single fuel source for heating, cooking, drying clothes and all other appliances, with minimal visible intrusion at the exterior of the units.

Over the years, as fuel prices have become more competitive, approximately one quarter of the unit owners have converted to using propane gas for their heating and utility needs. Along with this conversion, has come the need for the storage of the propane gas by using individual gas tanks and valves located on the exterior of the building. Left alone, these white colored cylinders and meters create a very unsightly and unattractive condition against the back of the building exterior. While trying to provide some type of screening for the units, it has resulted in varied aesthetic solutions.

This individual tank issue is temporary due to the installation of bulk propane tanks in the next 3-5 years and the individual tanks will need to be removed. To conceal meters from direct view, they should be located between the adjacent building basement level walls and screened with siding enclosures or landscaping.

SIDING & TRIM

The contemporary “look” of Granliden is exemplified in the vertical siding used on all the units. This clean, vertical siding downplays the texture of the exterior in order to give more to the shape of the building and the geometric openings within it.

Figure 27. Style 1 siding, rough sawn lumber with little groove between boards

Due to the span of time of construction of Granliden as well as multiple companies building the units not all units have the same type of siding.

Some units have tongue and groove siding with the exterior surface of each board touching the next board resulting in a relatively smooth appearance (Style 1).

Some units have similar tongue and groove siding, however the exterior of the boards has been milled to create a “grooved” appearance on the exterior surface (Style 2).

Due to years of repairs and replacements, some areas even have different types or widths.

The goal should be for units and areas to be as uniform as possible. Installing a different type, size or misaligned siding on the same wall would not be in keeping with the uniformity that now exists. If siding needs to be replaced due to rot, exposure or other approved exterior alteration, the following guidelines should apply:

Figure 28. Style 2 siding, rough sawn lumber with wider groove between boards

Figure 29. Shows standard “Brickmold” casing at existing door unit with siding.

REPLACEMENT IN KIND, BOTH ‘A’ & ‘B’ TYPE UNITS

- Match style and size (exposure) of existing siding. All existing vertical lines and horizontal joints are should be maintained, unless entire wall is resided, in which case the siding should match the existing as close as possible.

- Owners may install wood siding that matches the siding on their building in both color and style, over the concrete basement walls of their unit.

- Any existing trim having to be removed due to residing should be replaced by new trim to match in manner and material. See Fig. w for “Brickmold” trim example.

Since Granliden was built, alternate siding materials have become available such as plywood, engineered wood, vinyl, and cement based products. These have the potential to have longer life and easier availability than matching the existing materials which are not readily available. Because these materials would significantly change the appearance of the building before utilizing them be sure to follow all procedures for exterior work approvals. Remediation of an unapproved exterior siding change can be quite expensive.

ALTERNATE SIDING MATERIALS, BOTH ‘A’ & ‘B’ TYPE UNITS

- T1-11

If the siding on an entire wall is replaced, it can be resided with T1-11 type siding of similar style to the original; specifically the spacing of the grooves should closely match the original siding, typically between 7 and 9 inches, depending on the manufacturer.

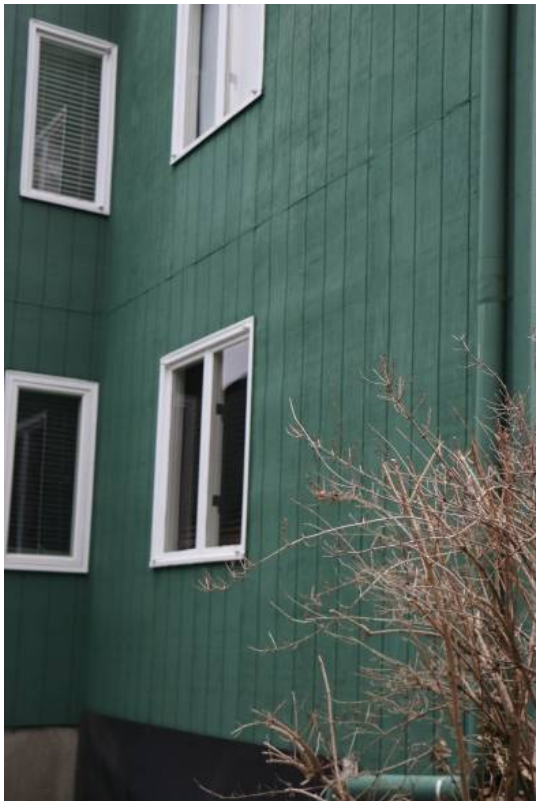


Figure 30. Wall re-sided with T1-11

- Other Materials

Some other materials that are available (i.e. Vinyl Siding, “Hardie Plank” type cement based products, etc.) closely resemble the approved materials, but again, should be presented to the Board and the Association Membership for approval before installation.

Currently no vinyl siding exists that matches the existing siding of either style. Two close types of vinyl siding are “V-groove” and “Board and Batten”. Because of this, a request for installation of vinyl siding must cover the entire building. If approved, installation of vinyl siding must include all siding and trim. No surface requiring painting should remain on the building other than the doors, windows, and related trim

SKYLIGHTS

Although skylights were not an original component in the Granliden design, they do lend themselves to the contemporary style of the townhouse units. Correctly positioned, they can provide additional light and ventilation into a loft or second floor area.

The aesthetic issue with skylights are their visibility and the varying sizes and shapes that are available. Due to the topography and slopes at Granliden, many roofs are seen from higher locations. Skylights do tend to cause glare, bringing attention to them on a shingled roof.

This noticeable element and glare is somewhat minimized when it is integrated as part of the design and aligned with a similar distinguishing feature of the building, such as an adjacent window. By keeping the sizes consistent, the skylights will look more uniform in the different buildings, rather than looking mismatched or inconsistent in order.

Therefore the following design guidelines for the addition of skylights are as follows:

BOTH ‘A’ & ‘B’ TYPE UNITS

Skylights should be Velux VS, VSC, or FS, sizes 101,304,306,606 or other manufacturer with similar sizing.

Top and bottom of skylights should be offset a minimum of 18” from the top or bottom of roof, whichever is closer.

Center of skylights should align with center of closest window. See Fig. 31 below.

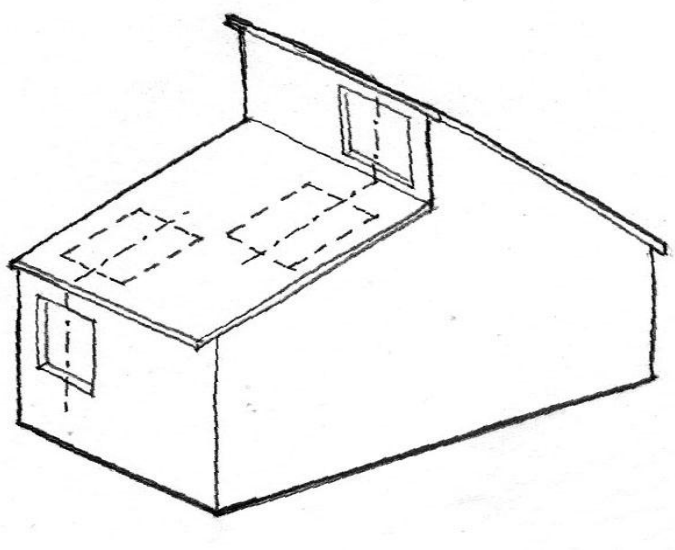


Figure 31. Sketch showing alignment and location of skylights at existing roofs.

Roofs

Roofs on town house units need to be uniform in color and material. In almost all cases in Granliden the roofs are mineral coated shingles. Some are three tab type of shingle and more recently many people have changed to an “Architect” style shingle that often has a longer life expectancy, and has a more contemporary style. Style and color are to be determined by the building owners. All owners must be notified of a color and style choice and a majority of the building must agree to the color and style.

If an entire building is re-roofed, the building must be done all in the same color and style of shingles that the majority of the owners have picked.

In the case where a pair of contiguous roofs are re-shingled, the color must stay the same as the rest of the building, but if the owners so choose, they can change to Architect style shingles.

If a single roof is re-shingled, the shingles must match the style and color of the rest of the roof, or in some cases, match the contiguous portion of the neighboring roof.

It is recommend that a ice shield membrane be used under at least the first 6 feet of roof from the eaves up to prevent water infiltration in the event of an ice dam.

Outside Storage Sheds

All type B units have a “trash” closet that is part of the main building structure. Type A units on the other hand do not. Many over time have added closets for the storage of trash bins as well as outdoor material. Due to the many configurations associated with type A buildings the accepted storage structure may be one of the following:

If the unit is in Lindenhof and has a configuration where the parking lot bedroom had a deck that extends over the entry way area, (see Photo) the storage area may be constructed in the area under the 2nd floor deck, opposite the side of the entry door. If the Lindenhof unit does not have a deck over the front entry such as units 1, 6, 7, 11, 14, 17, and 22, a storage shed may be constructed on the side wall of the unit at the front end of the side wall. If as in a couple cases that area is occupied with a deck, an alternate location will need to be found and final approval will be issued by the Board of Directors.

Type B units may install a storage shed on the rear of the building on the ground level in the space between a duplex pair’s decks. All sheds must be constructed using siding that matches the size, style and color of the siding on that particular building. Shed doors must also be constructed of siding and in cases where a shed already exists in an area the doors should match in terms of size and design.

Figure 32. Type B outside storage on rear of unit

Shed roofs must be shingled in material that matches the building roof in color and style.

Care should be taken so that the installation of a shed does not create a rotting hazard for the walls adjacent to the shed. Roof diverters and gutters should not discharge onto the shed roof, and the shed roof should be properly flashed to avoid backing water up into the wall.

Alternate Vent Configurations

Approved Locations for Vents for Heating Equipment:

The following policies relate to the installation of vents for heating equipment, water heaters and gas logs or wood stoves. These policies pertain only to type “B” units (Vega Strand, Skijor Steppe and Nord Hill) Type “A” units do not have an appropriate space to direct vent through walls (with the exception of end units) so heating equipment must be vented via existing chimney systems.

General Policies

All vents must comply with building codes. If code would not allow the placement of a vent in an approved location, owner would need to petition the board/membership for an alternate location.

The vent should be painted to match the wall color of the building, if allowed by the manufacturer, and with heat resistant paint as required. Further screening of the vent by shrubbery is encouraged.

Vents may be located at the basement or first floor levels to facilitate the venting of heating equipment or gas fireplace/stove inserts. The only vents allowed on second floor applications are small vents such as those that vent console heaters where the vents are no larger than 5” in diameter and protrude no more than 4” from the building.

Front (Parking Lot Side) Vents

Vents installed on the parking lot (entry way side of units) must be place in the area between the corner by the entry and the electrical meter/utility box located between duplex sets of units. The vent can penetrate the building no higher than the top of the meter/utility box. Utility box sizes vary but are consistent within a building. The vent can be no more than 15”in diameter or 15” X 15” square and should extend no more than 12 inches out from the building.

Back Vents

Vents installed on the back side of type “B” units may be installed only in the wall area located between the decks of duplex buildings. This is the area where

people have built sheds in the past. Vent size limits are the same as for the front of the building. Vents may be located at the basement or first floor levels to facilitate the venting of heating equipment or gas fireplace/stove inserts. Vents must be no closer than 18” to the common wall.

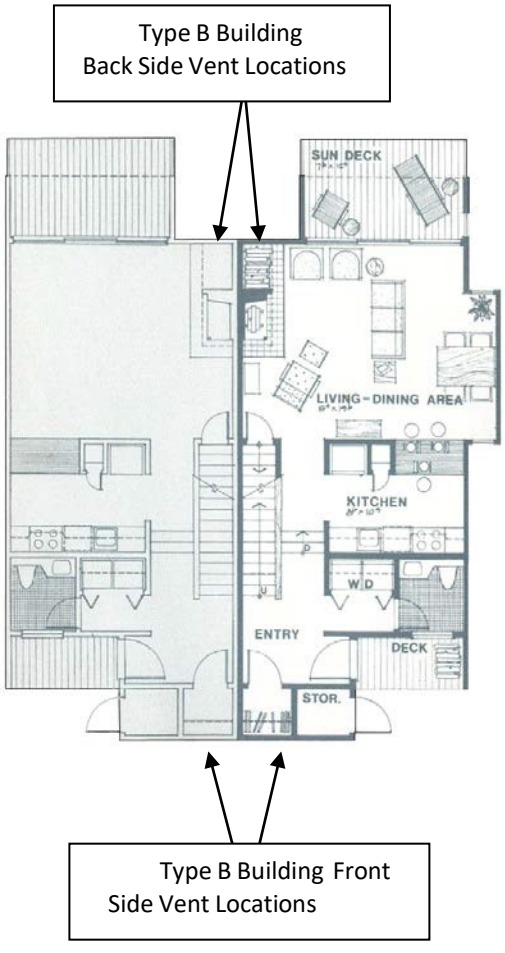


Figure 33. Type B building vent locations

Side Vents - Type "A" & "B" Units

On end units heating equipment may be vented through the side wall of the unit. Small vents such as those that vent high efficiency console heaters like Rinnai heaters may be vented through the side walls on the first floor level.

The vent can be no more than 8" in diameter and should extend no more than 8 inches out from the building.

All vents must comply with building and fire codes. If code would not allow the placement of a vent in an approved location, owner would need to petition the board/membership for an alternate location.

External Appurtenances

Townhouse covenants prohibit the installation of television antennae or other appurtenances which project from the building. Because of the Wireless Telecommunications Bill enacted in the 1990's, television dishes are exempt if the dish is less than 3 feet in diameter. However the Association can regulate the placement of these dishes, provided that the placement doesn't create a significant extra cost burden. Because the dishes generally need to face south and many units face in a somewhat southerly direction, the first choice of a dish location is within the second floor deck space. If that will not work other locations will be considered, but in no case should an owner have a dish installed without first establishing an acceptable location with the GCA.

At this point there is no enabling legislation that would allow for the installation of solar panels or other external appurtenances.

Miscellaneous

Gutters

Rain gutters are allowed; the following standards are in effect. Gutters and downspouts must be painted to match the material over which they are installed. If the building has a contrasting trim color and the gutters or downspouts are installed over these features, the paint must match that color; in other cases the gutters and downspouts must be painted to match the building. Downspouts should only be run in corner areas on the trim boards. People should be aware of where they are discharging water, as they are liable for damage that this water may cause as a result of the gutter installation.

Exterior Closet Door Rain Shield

Type B units at Granliden all have an exterior closet next to the front entrance. This door gets no protection from the elements from either being under cover of the building like the entry door, or being under the eaves. The door is essentially on the gable end wall which has only a couple of inches of overhang, and that is located over 10 feet above the door.

In many cases owners have added a simple diverter over the door that provides protection for the door and trim. Below is a photo of an installation that provides a good compromise of protection for the door and an unobtrusive appearance. Installations should match this installation, and should be stained to match the building siding.

Figure 34. Rain Shield over exterior closet

Exterior Conduits

At times it is necessary to run wires through plastic or metal conduits. If this is necessary the following applies. Only conduit that is 1" in diameter or less is allowed. Conduit must be stained to match the siding. Horizontal runs across siding should be avoided and vertical runs should be restricted to inside corners or next to trim where the conduit will be least visible.

Conduits of larger than 1" in size will need board approval.

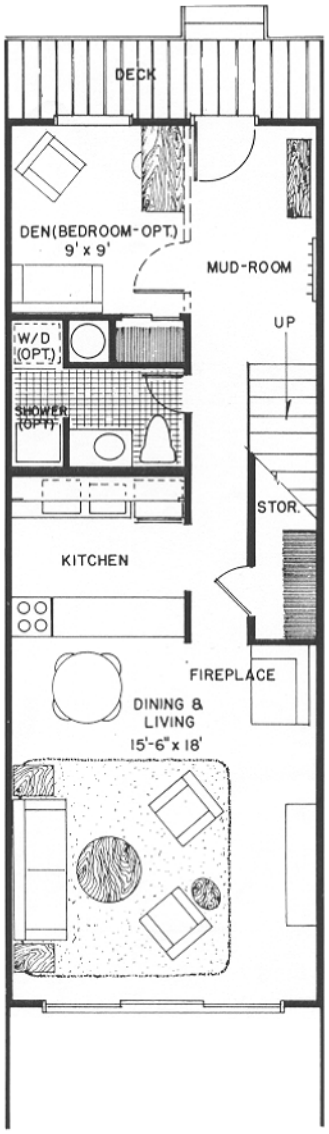
APPENDIX

2015-2016 Architectural Committee Members:

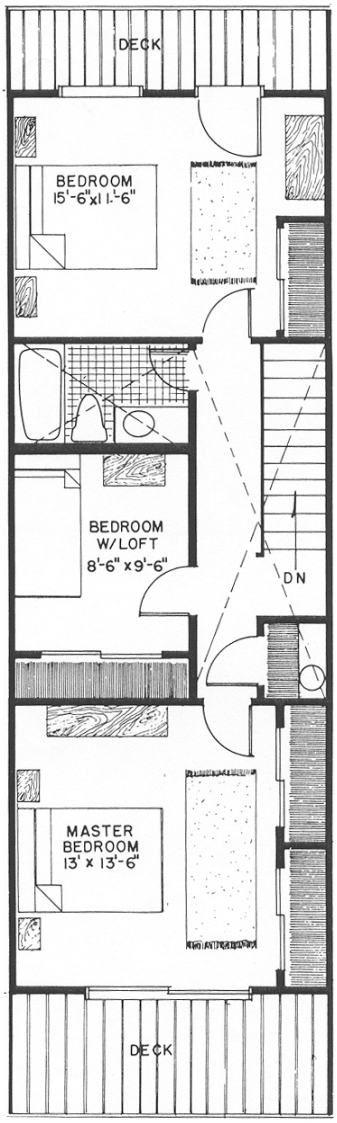
Bob Sturgis – Chair	unit 80
Walter Krawczyk	unit 97
Jim Shinn	unit 71
Karen Simm	unit 92
Chuck Tremblay	unit 47

A. Development map of Granliden

B. Floor Plans of Type 'A' units:



FIRST FLOOR PLAN

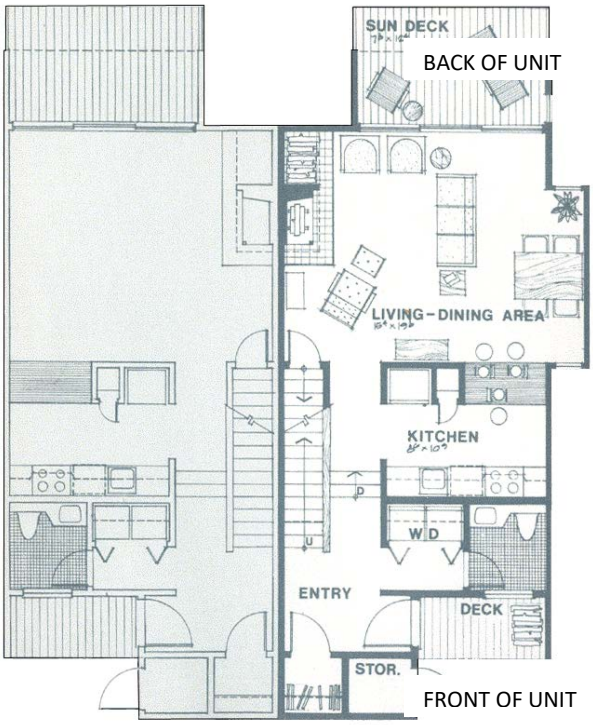


SECOND FLOOR PLAN

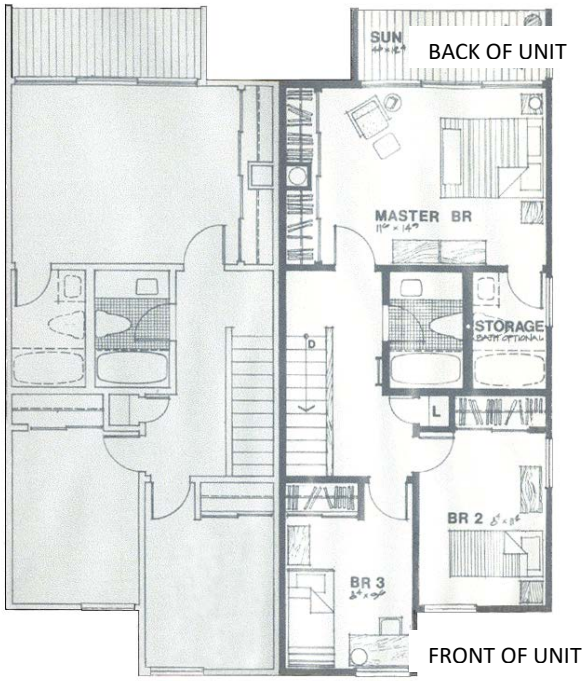
FRONT OF UNIT

BACK OF UNIT

Floor Plans of Type ‘B’ units:



FIRST FLOOR PLAN



SECOND FLOOR PLAN