

Appendix D – Vinyl Siding Specification

LENOX PLACE AT SUNNYSIDE HOMEOWNERS ASSOCIATION REPLACEMENT VINYL SIDING AND TRIM SPECIFICATION

These specifications include the rear cedar siding, wooden sides of units, chimneys, dormers and trim/edging.

Any vinyl used on the exterior of a Zone 1 Lenox Place must closely replicate the appearance of the original siding and/or trim. According to standards, it is intended that "...the new feature (vinyl siding) shall match the old (cedar/wood siding) in design, color, texture, and other visual qualities." In addition to using certified vinyl siding, application shall be completed by a licensed, bonded, and insured contractor.

All vinyl siding must be certified by the Vinyl Siding Institute (VSI). The VSI Certification Program ensures homeowners that, by selecting certified vinyl siding, they can expect a product that meets or exceeds the performance criteria of the industry standard. The certification also ensures that testing by an independent testing and inspection laboratory has been completed. The criteria for the standard, as set forth by the American Society for Testing and Materials (ASTM D3679), includes: weather ability, impact resistance, heat shrinkage, and thickness, length and width of material. There is material which meets the ASTM D3679 standard but is not VSI certified.

Application Specifications

Siding

| Specification | Description |
|-------------------------------------|--|
| Type | straight vinyl siding |
| Width | match or approximate the width of the existing wood: 5 inches on the rear and sides. |
| Thickness | must be a minimum of .042 inches |
| Texture | rough cedar |
| Finish | low gloss |
| Color | closely match the home's existing color - Benjamin Moore's Alaska White or Sandpiper |
| Panel projection/ clapboard base | must be a minimum of 5/8" on rear of house—may be ½" on other areas. |
| Strength | must be able to withstand a wind load of at least 135 mph |
| Warranty | must have a lifetime warranty, preferably transferable to a new owner |

Window, door/corner trim and edging

| Specification | Description |
|---------------|---|
| Type | PVC coil trim/vinyl-clad aluminum which can be formed |
| Width | match the real wood dimensions of the wood trim or soffits being covered. *Except bow windows, which are specifically excluded from vinyl siding |
| Thickness | must be a minimum of .019 inches |
| Texture | same appearance of the wood details as the wood being covered |
| Finish | low gloss |
| Color | closely match the home's existing color - Benjamin Moore's Alaska White or Sandpiper |
| Strength | must be able to withstand a wind load of at least 135 mph |
| Warranty | must have a lifetime warranty, preferably transferable to a new owner |

Per the Association's bylaws, the Architectural Review Committee ("ARC") must approve all exterior projects requiring more than standard repair and maintenance. Variance requests for siding installation must contain information that confirms the proposed siding conforms to the specifications listed above. Because of the importance to the community of the exterior appearance of our homes, the ARC will carefully review all variance requests and may require additional information related to a variance request. Homeowners MUST submit a copy of the installer's proposal. Incomplete variance requests will be returned to the homeowner.

Vinyl siding products are manufactured by many firms. Three brands have been previously considered by the ARC and the Board. Those are Norandex, CertainTeed, and Alcoa. Accordingly, the ARC has more familiarity with these brands and will likely be able to more quickly expedite variance requests for siding made by these siding manufacturers. Variances for other brands and products will require additional review by the ARC to ensure they satisfy the standards established and approved by the Association's board.

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