



The Landings Homeowners' Association

Vinyl Siding Specifications and Restrictions page 1/3

January 2007

Approval from The Landings Homeowners' Association Board **MUST** be received before the installation of siding can begin. **The Board reserves the right to order the removal of any siding at the homeowner's expense if the Board has not approved the installation in accordance to Article 17 of The Declaration of Covenants and Restrictions.**

Specific siding sample of design, color, and thickness are required for Board review along with trim sample and this form showing signatures from both the homeowner and intended contractor.

After board approval, homeowners must provide prior to installation, confirmed installation dates. The board reserves the right to inspect installation at any point during the process.

As time progresses, the Board reserves the right to alter these Guidelines to reflect changing industry, or other, standards. It is the responsibility of the homeowner to be certain the Guidelines that are being used for their vinyl siding project are the most current ones required by the Landings Homeowners' Association Board.

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Vinyl Products

The following products will be considered by the Board for approval:

Brand	Product Name	Reveal	Gauge	Backing	Colors
Alcoa	Structured	6"dbl.	0.046	structured	Harbor Grey, Wicker, Desert Sand, Sage
Alcoa	Structured	7"single	0.046	structured	Harbor Grey, Wicker, Desert Sand, Sage
Alside	Prodigy	6"dbl.	0.046	structured	Monterey Sand, Tuscan Clay, Cape Cod Grey, Coastal Green
Certainteed	Cedar Boards	6" dbl	0.046	structured	Granite Gray, Natural Clay, Savannah Wicker, Cypress

** Alternative products will be considered **only** if they resemble the above in reveal, gauge, backing, and color.

1. Contractor must be registered with the City of Avon Lake and a permit from the City of Avon Lake must be secured.
2. Contractor must be certified by the manufacturer of the vinyl product being installed.
3. Vinyl siding as an original architectural change must be done to the entire house at one time.
4. Vinyl siding shall not be installed until the source of any present problems, such as moisture, rot, insect damage, etc., is removed.
5. Siding accessories such as end trims, inside and outside corners, and decorative trims, etc., shall be used on the ends of all siding runs and be monochromatic to the body color. Window trim may be chosen from the colors identified as "trim" on the color palette.
6. Flashing must be used around windows and doors to direct water back out when it gets past the flanges or casing.

7. The installation of siding shall include the following:
 a) Damaged siding and trim shall be repaired or removed in order to provide a sound base.

- b) All previous siding/trim seams shall be caulked before installing underlay if they are not removed.
- c) Siding shall be nailed using rust resistant coated nails similar to roofing nails a minimum of 1 3/4 inch long.

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d) Nails shall be applied in the center of the nailing slot to secure the siding yet leave adequate clearance to allow for expansion and contraction of material as per manufacturer’s recommendations, with no face-nailing through siding.

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e) Clearance of 1/32" (about the thickness of a dime) shall be allowed between the fastener head and the siding panel. Nails shall be driven in straight, not at an angle.

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f) A minimum of 1/4" clearance shall be left at all openings and stops to allow for normal expansion and contraction. When installing in temperatures below 40° F, minimum clearance shall be increased to 3/8".

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g) Panels shall not be caulked where they meet the receiver of inside corners, outside corners or J-trim. Overlap joints shall not be caulked.

h) Mounting blocks of premium solid vinyl in the same color as the body of the house shall be used for all light fixtures, dryer vents, water spigots, electrical outlets etc.

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i) Window trim shall project or be even with the surface of the siding.

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j) Gable vents, gutters, downspouts, aluminum cladding of fascia and rake boards must match vinyl siding installed.

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I _____ the homeowner of _____
(Print full name) (Print address)
verify that I have read all of the above requirements and with my signature agree to uphold them throughout the instillation process with the understanding that if I should fail to meet any of the necessary requirements, I am obligated to make any corrections the Board deems necessary at my expense as stated in the Landings Homeowners’ By Laws.

I _____ the contractor hired by the above named
(Print full name)
homeowner, have read all of the restrictions listed above and verify my intensions of following them with my signature.
Contractor Signature: _____

Email form to: AvonLakeLandingsHOA@gmail.com