

Lakewood Ridge Townhomes

ACC Gutter Installation Guidelines and Specifications

As developed and voted on by ACC members: Sam Ascencio, Tracey Hernandez and Kasha Thurston.

In order to maintain aesthetic consistency throughout the Lakewood Ridge Townhome Community, the following guidelines for gutter installation have been established:

- I. All gutters must be standard white aluminum seamless gutters in keeping with current gutter type installed on lanai extensions throughout the community.
- II. Diagram must be provided by contractor specifying exact location of all gutters, downspouts and drainage pipes.
- III. Drainage pipes must be a minimum of two feet but not to exceed beyond the line where sod begins so as to not interfere with mowing of lawn. Drainage pipes must be directed away from any neighbors' property as to not cause erosion or intrusion of neighbor's property.
- IV. Due to staggered rooflines and the possibility of some gutter installations that may extend onto one or both adjacent neighbors' rooflines, homeowner is strongly advised to consult with an attorney and secure written permission from all affected homeowners. The Lakewood Ridge Townhomes HOA, BOD and ACC hold no liability for any losses incurred due to the approval of any gutter installations.
- V. Homeowner is solely responsible for the upkeep, cleaning, and maintenance of gutters, downspouts and drainage pipes. Lifetime warranty is strongly recommended.

I have read and fully understand the above guidelines.

X _____

Print Name and Date

X _____

Signature and Date