

STRATHMORE GATE-EAST AT LAKE ST. GEORGE HOA, INC.

RAIN GUTTER AND DOWNSPOUT SPECIFICATIONS

Materials

Gutters shall be 6" wide seamless aluminum with baked low-gloss enamel painted finish .027 thick.

Color is royal brown.

Hidden Hangers will be used to screw the gutters to the fascia boards.

Aluminum brackets will be used behind the gutters to hold them square to the roof and prevent sagging.

Corner baffles will be used on all inside valley corners to prevent water going past gutter – minimum of 3 ¼" and 2' long

Downspouts and elbows will be of .019 material of either white, cream, or brown to match wall color behind gutters.

Aluminum drop outlets will be used on all gutters for attachment of the downspout and elbows. Matching aluminum pop rivets will be used on all fastening locations.

Method of Installation

Gutters should be seamless corner to corner and mounted on the back of the fascia board with the back of the gutter behind the metal drip cap flashing with hidden hangars. If the back of the gutter drops behind the flashing due to the need for pitch, black flash as necessary to prevent roof water from contacting the wood fascia

Gutters should be attached with hidden screw brackets every 36" into the rafter tails (trusses)

Downspouts and elbows should be riveted to the drop outlets and riveted together at each joint. Downspouts will be strapped to the masonry wall using aluminum concrete drive pins and rivets and the straps will be held in place with a rivet.

All proposals must be in conformance with the above specifications and must be submitted and approved in advance by the Board of Directors. All approvals shall be conditioned upon the installation of additional materials, if necessary, to include either 12" x 24" curbed reinforcement splat blocks or underground drainage and drain boxes to prevent water pooling, erosion, and/ or water intrusion into the buildings. No downspout may be fitted with an extension that extends more than 4 feet or outside of the bedding area. The proposal may be submitted to the Board of Directors.

The owner is reminded that once installed, Gutter maintenance is the responsibility of the unit owner.