

KINGSLEE HEIGHTS HOME ASSOCIATION
Design Standard for Exterior Changes, Repair or Construction

Subject: Three or Four Season Porch Additions and Enclosures

Adopted: May 21,1996

Revised: June 12,2001

The following Standards are to be adhered to by any owner adding a three or four season porch or enclosing a present upper level deck or walkout level patio.

NOTES: Please refer to Documents 010 and 011, "Application Form" and "Guidelines", which state that approval of the KHHA Board is required prior to start of construction or repairs. Owners are not to proceed until they have received a signed copy of Disposition of Application which is Document 013, a copy of which should be submitted to the City of Bloomington when requesting a building permit.

Reference Standards: Roof #030, Gutters #031, Storm/Entry Doors #033.

1. Options: Three and four season porches for the main or upper levels must have exteriors of glass and wood only. Screened porches are allowed only on walkout lower levels and can be constructed with solid (waterproof) or spaced decking for ceilings. Upper and main level enclosures may have skylights.
2. Dimensions:
 - A. Upper level (second floor) enclosures can enclose half or more of the present deck area.
 - B. Main level (first floor) enclosures must enclose half and only half the width of the dwelling and the depth can be 10 or 12 feet. If the depth is extended to 12 feet, the remaining open deck area must also be extended to the same depth as the enclosure.
NOTE: Covered entries can only extend two feet beyond the present foundation.
 - C. Lower level (walkout level) enclosures can be the full width of the dwelling and can be either 10 or 12 feet in depth. If the walls are of screen, screen panel openings can be no wider than 30 inches.
3. Foundations and/or footings must meet City of Bloomington requirements. Concrete footings cannot protrude more than 2 inches above grade level. Surfaces under main level enclosures must be concrete or 1 inch river rock. If river rock is used, premium edging must be installed between the rock and sod. The Association will be responsible for the adjustment and/or repair of the Association sprinkler system and the owner will be responsible for the cost.
4. Siding must be identical to the siding of the building and painted to the matching color. Trim color must also match that of the dwelling. The Contractor will supply paint to matching colors. Support columns and visible stringers must be of rough hewn cedar or covered with same.
5. Windows and doors must be of similar construction design as that used presently in the dwelling. However, casement or glider windows can be used. Sliding or french doors may be used. All windows and doors are to be insulated "LOW-E" glass. Fixed pane, triangular or arched shaped windows are allowed. Colored or tinted windows are NOT allowed.

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6. Construction should be energy efficient. Walls should have an R-factor of R-20 and ceilings R-40.

7. Roofs on the main level enclosures can be either Gable or Shed design. Shingles must be identical to the dwelling. Overhangs must be complimentary to the dwelling in size. Gutters and downspouts must be installed as required.

a. Roofs shall meet all Specifications as listed in the KHHA "Standards for Roof Replacement and Repair" (Document #030).

8. Detailed scale drawings (three views) and bill of materials must be submitted with the application to the ACC. " As built" drawings must be submitted when the project is complete. Changes during construction must be submitted to the ACC prior to incorporation.

9. Abutting neighbors must complete " Neighbors Acknowledgment of Proposed Exterior Changes, Repairs or Construction" form (Doc #012). These must be submitted with the application.

10. Porches shall meet all KHHA Design Standards as listed in the latest revision of Document #009. Document #009 and the listed Standards shall be considered a part of this Porch Standard.

ARCHITECTURAL CONTROL COMMITTEE