

**KINGSLEE HEIGHTS HOME ASSOCIATION
DESIGN STANDARDS FOR EXTERIOR CHANGES, REPAIR AND CONSTRUCTION**

Subject: Exterior Siding and Soffit Ventilation

Adopted: May 2002

Revised: April 2017

Notes: Please refer to Documents 010, Application Form and 011, Guidelines, which state that approval of the Architectural Committee and the KHHA Board is required prior to start of exterior improvements. Owners are not to proceed until they have received a signed copy of Disposition of Application, Document 013, a copy of which should be submitted to the City of Bloomington when requesting a Building Permit.

1. Objectives of this Standard: To conform to the general architectural appearance of Kingslee Heights

2. Material: Exterior siding shall be either:
 - A. Rough sawn cedar matching the existing profile (Channel Rustic), installed vertically over either the existing plywood or new plywood sheathing and building paper (15# felt, "Tyvek", etc.), or,
 - B. Synthetic siding (Hardy Board, Certainteed, Fiber Cement, etc.) that closely matches the existing cedar rough-sawn siding in appearance. This synthetic material shall not be used for patching either single boards or small sections within a section of cedar siding. Rather, the synthetic material must be applied over a separate and discrete section of the unit to provide a uniform appearance. Requests for synthetic siding replacement will be considered on a case-by-case basis by the Architectural Control Committee.

3. Painting: See Document #039

4. Exterior soffits: The original material used for all exterior soffits is a smooth wood finish, painted with the same color as the siding of the unit. Homeowners may replace the existing soffit material, or apply an outer covering over the existing soffit. The material used for this replacement or overlay is to be metal, finished in a color that most closely matches the color of the unit's siding. The EDKO color for the South and North Circle beige units is "Sandtone", and for the grey units, the color is "Pewter." For the West Circle, the EDKO approved color for the building to the south of the circle is "Wickertone." For the remaining West circle buildings, the approved color is Desert Tone.
 - A. The Architectural Control Committee shall review each request for soffit replacement to insure conformity with this standard. The color of material for each unit shall match the exact shade of any previously- installed non-wood soffit. Because shades of color vary by the company, only two companies are designated for use by the Kingslee Heights association, those being: 1) Quality Edge, or 2) EDKO.
 - B. To insure conformity for each building, only one brand, EDKO or Quality Edge, is allowed for the entire building. If all home owners in a building do not choose to replace or cover their soffit with this metal material, the individual homeowners who do choose to use this material are to have their contractor design an end cap that will provide a finished appearance to match the existing original wood finish of the neighboring unit.

5. Removal of dry rot at base of siding:
Remove dry rot area and replace with 1X4 Rustic cedar board.
Maximum board size may be 1x6 if the area to be replaced is over 3 ½ inches wide.
Drip edge must be installed above the replacement board.

See illustrations:

