

Sundance Homeowners Assn.
Cerritos, CA

PATIO GATE SPECIFICATION

This specification defines the requirements for installing / replacing patio gates in Sundance Townhomes.

Association Goals: The Association desires to maintain a uniform appearance within our community. By specifying modern non-deteriorating materials, the maintenance costs of painting and the necessity for replacements (owner expenses) will be minimized.

Uniformity: In order to keep our community uniform, any homeowner applying to replace an existing gate or install a gate where there currently is none will need to conform to the style and color of the surrounding area. The ARC committee will assist at the time of application.

Gate Design: The association recommends the use of materials not subject to damage from weather and termites. These materials can be metal, special treated wood or approved non-wood material like AZEK. It is recommended that stainless or hot dipped galvanized fasteners and gate hardware be used to avoid damage by rust.

Construction: Gate frame can be constructed of metal tubing, special treated wood or approved non-wood material (AZEK). The facing must be 1" x 6" horizontal tongue and groove or horizontal lapped. Both sides of gate must have 1" x 4" boards vertically from top to bottom. The top of the gate shall have double layer 1" x 4" AZEK boards or 2" x 4" special treated wood board from side to side such that the board(s) overlap the side frames. (See attached illustrations for guidelines.) Overall dimensions should conform with existing installations.

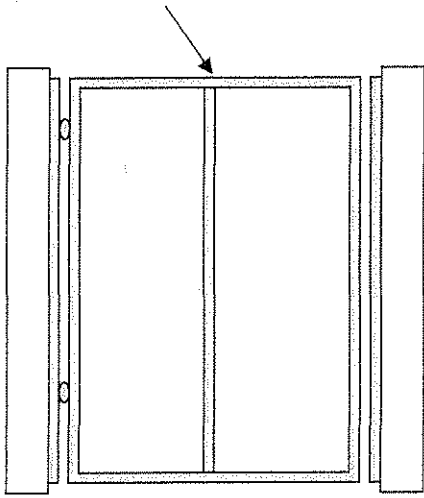
Paint: Gate is to be painted to match the existing color scheme. Follow recommendation of ARC committee. For AZEK material, it is recommended to use a 100% acrylic latex paint with a Light Reflective Value (LRV) of 55 or higher.

Approved by Architectural / Maintenance Committee 09/01/06 Date

Approved by Sundance Board of Directors _____ Date

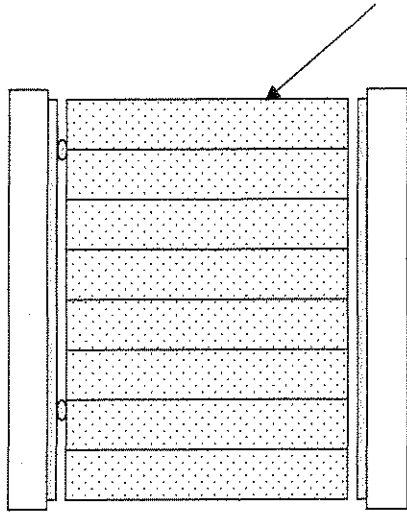
Example – Metal Frame Gate

1



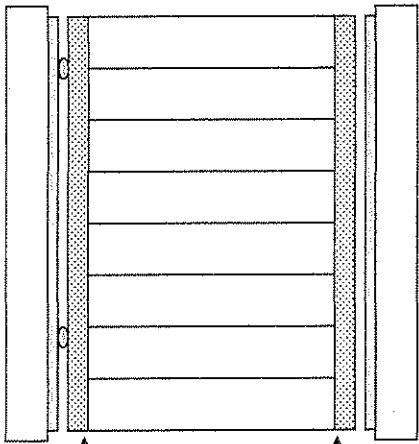
Metal Frame gate

2



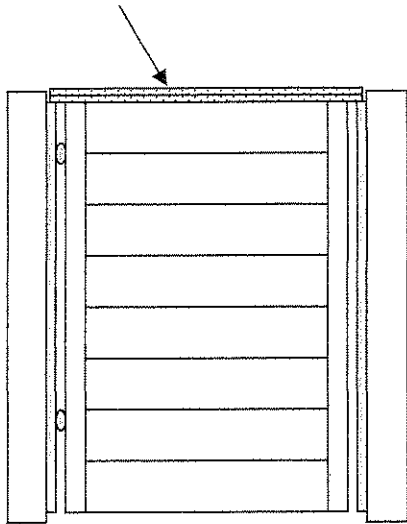
Facing only attached

3



Vertical boards attached

4



Top board(s) attached

Example – No Metal Frame Gate

