

HIDDEN CREEK REMODEL /ALTERATION PROCEDURES & STANDARDS

REMODEL/ALTERATION PROCEDURE:

1. HOA Approval can only be given after the Remodel Application has been completed(scope of work, requirements agreed upon and signature) and the application is reviewed by ARC
2. Once Approval is Granted: A copy of the County Permits must be submitted to theHOA
3. Once Project is Completed: Management needs to verify the scope of work was completed as submitted
4. Upon Verification of Work by Management: Management creates a modification completion form and submits this form to Summit County Recorder's office for historical record of what has been altered in the unit.

REMODEL/ALTERATION STANDARDS:

- I. Windows
- II. Doors
- III. Hot Tub
- IV. Cable Installation
- V. Exterior Cooling & Heating
- VI. Personal Deck
- VII. Exterior Unit Lighting *
- VIII. Shared Firewall
- IX. Attic to Living Space
- X. Landings *
- XI. Stair Treads *
- XII. Concrete Patio
- XIII. Exterior Paint Color
- XIV. Gas Line
- XV. Roof Shingle*

* HOA Responsibility

I. WINDOWS

- Simonton or equivalent
 - Vinyl frame window
 - Frame style shall be a Block Frame or a Nail Fin Frame depending on the installation method chosen
 - Color is Tan (matches current window color known as Almond)
- Windows shall be from the *6200 Series* or equivalent. Window styles approved:
 - Horizontal Slider
 - Picture/Fixed Windows
 - Single Hung
- Window grids are not allowed

II. DOORS

- All hardware must be oil rubbed bronze (current color) or matte black. Either Lock Cylinders (key opens lock) or Keyless touchpads are approved. Schlage Matte Black or similar
- Door shall be painted *Sherwin Williams, Griffin 7026*

1.) **FRONT:** 2 Panel Design with a window (HOA Responsibility)

Therma Tru Pre-hung Fiberglass Smooth-Star Craftsman 2 Panel Shaker Flush-Glazed Door (primed), 6'8"x3' (80"x36"). Style No. S481 or equivalent door

<https://www.thermatru.com/explore-doors/door-style/S4810>

2.) **UTILITY/SIDE DOOR TO GARAGE:** 3 panel design with no window

Therma Tru Pre-hung Fiberglass Smooth-Star 3 Panel Craftsman Shaker Door (primed), 6'8"x3' (80"x36"). Style No. S4800 or equivalent door

<https://www.thermatru.com/explore-products/door-style/S4800>

3.) **GARAGE:**

Clopay Classic Steel Model 9203: 25-gauge steel, 3-layer, 2" Intellicore Insulation R-Value 18.4

- Elegant Long Panel, Solid Elegant Long Top Panel (no window)
- Black ONLY (will need to be painted building color)
- Garage Door must be painted building color with **100% Acrylic Latex Exterior Paint** when installed. Using paint other than the aforementioned, will harm the door's insulation, as well as negate the warranty

- No exterior hardware (including keyed lock) on garage door
- Warranty Upgrades are available, extending “springs from 3 years to 10; *rollers and *hinges, limited lifetime: “Gold Bar Warranty through Clopay and “Medallion” Warranty through Home Depot
- Garage doors that are damaged/non-functioning may be replaced ASAP
- Townhome owners will need to replace garage doors by December 31, 2024 in order to comply with Standard
- If a homeowner claims a party other than themselves damaged the garage door, it is up to the homeowner to file an insurance claim with their private insurer.
- Replacement of a garage door may be approved administratively by management company (ASHM), with a Deposit of \$250, in which \$50 will be non-refundable

4.) PRIVATE DECK OR PATIO DOOR:

- Sliding OR French/Single

Required French/ Single:

Therma Tru Pre-hung Fiberglass Profiles Full Lite Flush (primed), 6’8”x3’(80”x36”).

Style No. 130-RT Full Lite Flush or Equivalent Door

<https://www.thermatru.com/explore-doors/door-style/130-RT>

- Glass shall be clear (not etched or decorative) and may include white or almond color in glass blind
- Almond color
- Oil rubbed Bronze or Flat Black Lock Hardware (all hardware on a door must match).
- Colonial Grilles are not approved

5.) STORM/SCREEN:

Full View Storm Door comparable to *Anderson 2000 Series, 3000 Series 4000Series* or equivalent

- Bronze color
- Oil rubbed Bronze or Flat Black Hardware (all hardware on a door must match).
- No etched or decorative glass

Mid View Screen door comparable to *Emco 300 Series, 400 Series* or equivalent

- Bronze color or Almond color
- Oil rubbed Bronze or Flat Black Hardware (all hardware on a door must match).
- Colonial Grilles are not approved

III. HOT TUB

- 10 pm curfew for hot tub use
- Must receive approval from surrounding neighbors (this includes neighbors in adjacent buildings) in writing and submit the approvals with the application for approval of the hot tub/spa. The Management Company will confidentially reach out to neighbors for approval.
- Possible additional water and sewer charges may apply
- Hot tub/spa may not exceed 8'x8'
- Hot tub/spa exterior and its cover must be a natural/neutral color and blend in with existing building colors
- Hot tub/spa must be placed on:
 - a.) for placement on ground level:
 - i. a concrete pad no larger than 10'x10' that is approved by the HOA board;
or
 - ii. an existing pad that the HOA board approves as a hot tub/spa location; or
 - b.) for placement on a second level deck, on a deck that meets Summit County deck standards for placement and support of a hot tub, and that the HOA board approves as a hot tub/spa location.
- The entirety of hot tub/spa must be placed within 10' of the exterior of the building
- Written approval from HOA Board before installation
- The unit owner and hot tub/spa installer must follow Summit County codes and regulations (electrical permit is required) and provide copies of the County permit(s) to the HOA Management Company
- Use and Safety: The unit owner is solely responsible for any and all damages or liabilities resulting from the placement, operation and use of a hot tub. Hot tub/spa must have a well-fitting cover. The cover for the hot tub/spa must be attachable to the hot tub/spa to prevent removal of the cover by the wind or a child. Hot tub/spa cover must be latched at all times when hot tub/spa is not occupied. A signed liability waiver must be submitted to the Management Company before installation. The unit owner is responsible for assuring that the hot tub/spa does not become a nuisance due to undue noise or disruption, or due to disrepair. Hot tubs/spas that constitute a nuisance are subject to removal by the HOA board.
- The homeowner shall operate the hot tub/spa in a responsible matter and maintain the interior and exterior of the hot tub/spa.

IV. CABLE INSTALLATION:

- Only one hole in exterior wall for cable line (must be caulked and sealed)
- Cable line must be secured tightly to building
- Cable line must be painted to match exterior unit color

V. EXTERIOR COOLING AND HEATING SYSTEMS

- Central Air and Mini Splits are allowed.
- Central Air Standard are outlined below.
- Mini Split Standard are outlined below.
- Interior, portable A/C units are allowed.
- Window A/C units are not allowed. Exceptions must be requested and approved in writing by the Board.

Central Air Standard:

Preferred for Townhome, Multi-Level, Multi Room Condo Designs
(Condo with Voting rights from .93-1.80 = Condo square feet)

Installation Standards:

- Homeowner must provide licensed HVAC, Electrician and Plumber information on all furnace and air conditioning proposals.
- Air Coils, Condensers and Furnaces must be installed by a licensed HVAC professional
- Licensed contractors must conform to all Summit County code requirements.
- Homeowner assumes all liability for work done as well as ongoing maintenance for work performed per proposal submission approval.
- One condenser allowed per townhome, one penetration hole.
- Condenser must be aesthetically pleasing based on desired placement.

Central Air Modifications:

- If you have a furnace, the addition of an air coil condenser is acceptable with ARC guidance and Board approval.
- If you do not have a furnace, the installation of furnace with air conditioning capacity is accepted with ARC guidance and Board approval.
- Furnaces located in the attic are not ideal because of potential ice damming issues but may be considered and approved by the Board, as well as condenser placement.
- Side venting is strongly preferred over roof venting.

Central Air Condensers must meet the following Specifications:

- 50-59 decibel level or lower.
- One air condenser limit per condo.
- Slim line Air condenser are accepted and preferred.
- One exterior wall entry into Condo within a minimal distance from the condenser.

Possible Makes/Models:

- Daikin Fit DX17VSS = 55 decibels. (Slim Line)
- Lennox XC25 Variable-Speed Air Conditioner (as low as 59 dB)
- Carrier Infinity® 19 Variable-Speed AC (as low as 56 dB)

- York Affinity™ YXV Variable-Capacity Air Conditioner (as low as 53 dB)
- Trane XV20i TruComfort™ Variable-Speed AC (as low as 57 dB)
- Bryant Evolution® Variable-Speed AC (as low as 56 dB)
- Ruud EcoNet Ultra Series UA20 (54 decibels)
- Heil QuietComfort® Deluxe 19 HVA9 (56 decibels)

Specification DB compliance and specification comparison will be required by homeowner if an equivalent/comparable condenser is submitted.

Condenser Unit (outdoor unit) Locations:

- Personal patios are possible locations.
- Personal decks are possible locations.
- Common or front porch landings are considered on a case by case basis.
- Flat roof over garage in a townhome is a possible location, upon approval by the Board.
- Placement on ground is a possible location provided adherence to the minimum clearance requirements.
- Please provide air conditioner specifications and clearance requirements.
- Please provide photos of condenser location with a full view of your condo (front, both sides and back) as well as a photo of the proposed condenser in relation to your neighbors.
- A courtesy email with details of the proposed condenser location will be sent to adjacent neighbors. The email allows for a 48-hour response time prior to the applications' review at a ARC meeting providing neighbors the opportunity to be contacted for comment, questions and feedback during the ARC meeting. This enables feedback to be incorporated into the ARC minutes and relayed to the Board prior to approval. Please make an effort to minimize impact to neighbors while keeping our community aesthetically pleasing.
- No placement of a condenser on exterior wall of a Condo.
- A pad, gravel, snow covers or aesthetic accommodations may be requested based on submission.

Electrical

- Homeowner must provide licensed electrician information on all furnace, furnace air coils and condenser proposal submissions.
- Homeowner must submit pictures/drawings of where electrical lines will be located.
- All electrical for furnace, furnace modification and condensers must be done by a licensed electrician.
- Licensed electrician must conform to all Summit County code requirements.

Refrigerant Piping:

- Licensed electrician must conform to all Summit County code requirements.
- Homeowner must submit pictures/drawings of the location of insulated refrigerant line sets running from the condenser to the furnace.
- Refrigerant line sets are to have one point of entry into condo.

Condensation Drain:

- Refrigerant line sets are to have one point of entry into condo.
- Please articulate in writing and provide detailed drawings of the location of the drain line.
- Please articulate in writing whether a drain pump will be used and where the condensate will be run into a sewer line within the condo (i.e. sink, shower, toilet drain). Drawings are always helpful.
- Submission must conform with Summit County Building Code.

Exterior Conduit Standard:

- Exterior Conduit is to be limited, within minimal distance to condenser.
- One exterior wall entry into condo within minimal distance from condensing unit will be accepted.
- Conduit must be smallest profile available (no more than 3 1/2").
- Conduit must be painted in compliance with Hidden Creek's approved wall or trim color as appropriate.

Maintenance:

Condensers are to be serviced routinely to ensure sound remains below decibel standard of 50-If decibel is over 59 violations and fines may incur.

Mini-Split Standard:

Optimal for smaller Hidden Creek Condo Unit Designs.

(voting right .43-.63 =Condo square feet) May also be installed in larger Condos conditionally with Board approval considering aesthetics.

Installation Standards

- Homeowner must provide licensed HVAC, Electrician and Plumber information on all mini split remodel proposal submissions.
- Mini-split system must be installed by a licensed HVAC professional.
- Licensed contractors must conform to all Summit County code requirements.
- Homeowner assumes all liability for work done as well as ongoing maintenance for work performed per proposal submission.
- Condenser must be aesthetically pleasing based on desired placement.

Mini-Split Condensers must meet the following specifications:

- Inverted-driven compressor
- 50-59 Decibels or Lower
- No Attic Installation
- One mini-split condenser per condo
- Zone 6 cold Zone Units
- One exterior wall entry into Condo within minimal distance from condenser

Possible Makes/Models:

- Fitjitsu Halcyon Series
- Mitisubishi MXZ Series
- Other models excepted if meet equivalent/comparable specifications
- Specification DB compliance and specification comparison will be required by homeowner if an equivalent/comparable model is submitted

Condensing Unit (outdoor unit) Locations

- Personal patios are possible locations.
- Personal decks are possible locations.
- Common or front porch landings are considered on a case by case basis.
- Placement on ground is a possible location provided adherence to minimum clearance requirements.
- Please provide mini-split specification, and clearance requirements.
- Specify whether condenser will be used for heating and/or cooling only.
- Please provide photos of where condenser will be located with full views of your condo (front, sides and back) as well as your condenser in relation to neighboring units.
- A courtesy email with details of the proposed condenser location will be sent to adjacent neighbors. The email allows for a 48-hour response time prior to the applications' review at the ARC meeting providing neighbors the option to be contacted for comment, questions and feedback during the ARC meeting. This enables feedback to be incorporated into the ARC minutes and relayed to the Board prior to approval. Please make an effort to minimize impact to neighbors while keeping our community aesthetically pleasing.
- If you are requesting placement of a condenser on the ground outside your neighbor's condo (i.e. second floor unit) neighbor input may be requested.
- No placement or mounting of mini-split on the exterior wall of a Condo.
- A pad, gravel, snow covers or aesthetic accommodations may be requested based on submission.

Electrical

- Homeowner must provide licensed electrician information on all mini-split proposal submissions.
- All electrical for mini-split installation must be done by a licensed electrician.
- Licensed electrician must conform to all Summit County code requirements.

Refrigerant Piping:

- Homeowner must submit drawing/pictures of location of the insulated refrigerant line sets running from the outdoor condenser to the indoor evaporative unit.
- Refrigerant line sets are to have one point of entry into condo.
- All refrigerant line sets to be installed inside condo.
- Central Air option should be reviewed and considered for larger units.
- While variances to this standard are reviewed, they are rarely approved.

Condensation Drain:

- Homeowner must submit a drawing of the location of the mini-split condensation drain to identify where condensation will collect in the indoor wall-mounted evaporative unit.
- Condensate drain lines need to be run to an acceptable drain location to eliminate condensate collected in the indoor wall-mounted evaporator unit.
- A condensation drain pump is accepted:
 - Please articulate in writing whether the drain pump will pump condensate to higher location for gravity drainage or within a sewer drain within the condo (i.e. sink, shower, toilet) Drawings are always helpful.
 - Submission must conform with Summit County Building Code.

Exterior Conduit Standard:

- Exterior Conduit is to be avoided or limited within a minimal distance to mini-split.
- One exterior wall entry into Condo within minimal distance from mini-split will be accepted.
- Conduit must be smallest profile available (no more than 3 1/2")
- Conduit used must be paintable.
- Conduit must be painted in compliance with Hidden Creeks approved wall or trim color as appropriate.
- Conduit must be strategically located out of sight from neighbors when possible (back of condo).

Maintenance:

Condensers are to be serviced routinely to ensure sound remains below decibel standard of 50-59. If decibel is over 59 violations and fines may incur.

VI. PERSONAL DECK

- Deck floor:
 - a) *TREX/equivalent composite wood of Tiki Torch color*
- OR**
- b) *Redwood Lumber of Java color, Sherwin Williams, SuperDeck SolidStain*
- Dimensions and replacement need to be approved by HOA board
- A maximum width of 10' and length cannot exceed 14' 6"
- Posts, railing slats, hand rails & stringers of redwood lumber of *Java color, Sherwin Williams, SuperDeck Solid Stain*

The HOA Board has made approvals conditional upon uniform design solutions for typical building configurations and must be in architectural harmony with specific building physical features and dimension.

Deck Specifications:

- 14"6" x 10'0" redwood lumber for deck and 35'0" of redwood lumber for railings
- Deck joists 2 x 10@ 12" o.c. or 2 x 12@ 16" o.c. of redwood lumber
- Columns (2) each 6" x 6" fir posts
- Deck beams 5 1/8" x 15" of redwood lumber
- Deck ledger (with anchors) 3" x 10" of redwood lumber
- Deck floor 2" x 6" redwood lumber and of *Java color, Sherwin Williams, SuperDeck Solid Stain OR TREX/equivalent composite wood, Tiki Torch color*
- Railing Slats 2" x 2" @ 6" o.c. redwood lumber and of *Java color, SherwinWilliams, SuperDeck Solid Stain*
- Redwood lumber posts 4" x 4"@ 6'0" o.c. and of *Java color, SherwinWilliams, SuperDeck Solid Stain*
- Handrail 3" x 8" redwood lumber and of *Java color, Sherwin WilliamsSuperDeck Solid Stain*
- Spot footings 36" x 36" x 10"
- Round concrete pier 12" with CB 66 Base

VII. * EXTERIOR UNIT LIGHTING (HOA responsibility)

- *WAC lighting, Black Model: # WS-W15710* or equivalent model
- Features:
 - Height: 6 7/8", Width: 10 5/8"
 - Aluminum
 - Replaceable LED lighting/dimmable with a compatible ELV dimmer
 - Intended for outdoor use
 - ETL rated for wet locations
 - Dark Sky compliant
 - Manufacturer 5- year warranty: 2-year finish warranty

- Electrical Specifications:
 - Lumens: 560
 - Color Temperature: 3000K
 - Color Rendering Index: 90CRI
 - Wattage: 15 watts
 - Average Hours: 5400 Hours

<https://www.build.com/wac-lighting-ws-w15710/s1296315?uid=3825595>

VIII. SHARED FIREWALL:

- Follow current Summit County Code(s)

IX. ATTIC to LIVING SPACE:

- Please refer to Remodel- Modification Requirements:
 - Engineered Plans (professionally reviewed and stamped) are required when addressing any structural, sound proofing, insulation, ventilation, plumbing and electrical projects.
 - Contractor Info: Licensing & Insured/Bonded

X. * LANDINGS: (HOA responsibility)

- *TREX* or equivalent composite wood
- *Tiki Torch* color
- Paint (posts, railing slats, handrails, stringers, joists, beams, ledger)
 - *Java* color, *Sherwin Williams SuperDeck Solid Stain*

XI. * STAIR TREAD (HOA responsibility)

- Red wood lumber or equivalent
- Tread thickness is 2.5"
- Width and length measurements vary

XII. CONCRETE PATIO

- Natural cement color (no color)
- Brushed finished for traction is allowed
- No stamping
- No skim coating
- Size will be approved by Board on a case by case basis
- Large cracks, sinking of slab and peeling of cement will be maintained and repaired at homeowner's expense. If not, homeowner is subject to violation and fines.

XIII. EXTERIOR PAINT COLOR

- All future building paint color is Sherwin Williams Quiver Tan SW6151(exception of touchups to existing)
- All exterior door paint color is Sherwin Williams Griffin SW7026
- All Garage doors (see garage door standard for guidance)

XIV. Gas Line

- Exterior Gas line to be installed by licensed professional. The line will run from outdoor meter to new appliance with the least amount of visual/building impact. Damage to building and/or landscape will be homeowner's responsibility. Exterior line will be painted Standard building color

XV. *Roof Shingle Standard (HOA responsibility)

- Landmark[®] Pro-Residential Roofing-CertainTeed
- Color-Moire Black
- Installed by a Certified 5 Star Roofing/Contractor Installer
- 5 Star Warranty, covers labor and materials (all assembly pieces) up to 25 years
- <https://www.certainteed.com/residential-roofing/products/landmark-pro/>