

## RIVER WOODS REPAIR/REPLACEMENT GUIDELINES

Kimberly Gannon, General Manager

**UNIT REPAIRS:** If you are replacing windows or patio doors, lights, decks, etc., please submit an ***Architectural Control Request***. This form can be found in your Directory or you may contact the River Woods office to have one delivered.

**SIDING, PAINT AND SEED:** If you need to replace siding, the options vary depending on unit number.

- **UNITS 10-195:** The detached units have Fir siding. This is to be replaced with Cedar, Tongue and Groove, 4" on center, in 4x8 for garages and some levels, and 4x9 on sides. The tuck-unders also use Cedar Tongue and Groove, 8" on center and usually 4x9 - different for privacy fences.
- **UNITS 196-334:** These units have masonite or pressed paper which loves to suck up moisture. Replace with rough sawn cedar in 4x9's in most areas. You must plan ahead, Menards and Home Depot may not have in stock, if they do not have it in stock, and they will order it. The upper numbers have baton strips over their siding, but the lower units do not. The office keeps paint for touch ups at the Maintenance Garage. Please bring coffee cans or ice cream buckets marked with your unit number and type of paint (i.e. trim or unit color). Drop off your container and we will return to your door within 1 week. Grass Seed will be handled in the same way - drop off a container with sun, shade or mix and unit number written on it and it will be dropped back at your door in 1 week.
- Cedar Siding is also used for the over-hangs, under decks and above garage doors on tuck-under units. Ice and water back up from drains causes the wood to rot and buckle. It is very important to remove all rotted siding, trim, windows, etc. - Carpenter Ants love to build nests in the rotted wood and they will eat into the sub flooring, joists, 2x4's and supports, as well as any other type of wood. They also like to nest under leaky dishwashers, sink areas and around fireplaces that have rotted wood siding. River Woods units have fireplaces made with both brick and siding. Fireplace brick and mortar also need to be checked.

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**OVERHANGS:** Units 196-333 which are end units have entry overhangs. These were originally constructed with siding. Most owners have converted these to shingles, as the siding has rotted and many people were experiencing moisture in their entry closets.

### ARCHITECTURAL CONTROL UPDATE: Approved Models List

- **STEEL GARAGE DOORS:** Ideal Brand, brown insulated raised panel, #S4RSF, available from Menards or Action Overhead (Kirk 952-447-4487). Group discounts are available.
- **STORM DOORS:** Home Depot or Menards, brown or bronze, Larson, Survivor or View and Vent.
- **ENTRY DOORS:** Stanley Models K-1, K-14 and K-15. Mastercraft Models E-1, #659 and E-14. Benchmark Model, Williamsburg, Colonial, Sunburst, 9-Panel and San Francisco. Peachtree Model Avanti A-300, A-33K and A-66Q. Castlegate Models 30 and 37B.
- **PATIO DOORS and WINDOWS:** Marvin, Anderson, Vetter, Castlegate, Kolbe and several others have been approved. The Committee needs you to submit the **Architectural Control Request**, along with a Brochure, color information and sample of product by the 5th of the month. Copies will be distributed and areas reviewed prior to the meeting. Requests received after the 5th will be held and reviewed the following month. White Vinyl Clad Windows and Patio Doors are allowed. (NO GRIDS ALLOWED)