

## RIVER WOODS REPAIR/REPLACEMENT GUIDELINES

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 disclosure packet, website at [myriverwoods.org](http://myriverwoods.org) or you may contact the River Woods office to have one emailed.

SIDING, PAINT: 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.
- 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 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.

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.  
Amarr SP-short panel dark brown- any contractor
- STORM DOORS: Home Depot or Menards, brown or bronze, Larson, Survivor or View and Vent. Styles are shown on website.
- ENTRY DOORS: 9-Panel no window, 4 panel half moon window at top, upper middle rectangle window view. Styles are shown on website. All should be primed for you to paint either siding color or London brown.
- 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)
- Brand names can be any if the look is the same. Companies change the names and colors yearly – for the most updated pictures of specs please see website online.