

GUTTER & LEADER STANDARD

TYPE / INSTALLATION REQUIREMENTS

- A) Gutters and leaders must be 5” aluminum “K” type. Gutter extensions only may be plastic. Gutters & Leaders must match the approved trim color used on the home (“Benjamin Moore *Tudor Brown/Royal Brown*” or “Benjamin Moore *Charcoal Slate/Tuxedo Grey*”)
- B) Gutters must be seamless across entire width of residence and capped on ends. Joints must be conventional and watertight (see: Note).
- C) Leader location is limited to:
 - 1) End or side of Common masonry walls.
 - 2) End or inside of Gable masonry walls.
Side and inside locations must return to inside corner of building or be backset one foot from face of masonry wall.
 - 3) Leaders must empty into a splashblock or lateral drain. Splashblock must be either masonry, brown or green plastic.
 - 4) Lateral drainage is not permitted onto common areas (see: Note).
- D) All adjacent roof shingles must overlap 1 1/4” minimum.

Note: Gutters spanning two units may be separated from adjoining unit and double-capped or rejoined by sleeved coupling at the property line (provided drainage flow from adjacent unit is uninterrupted). Coupled units must be over/under lapped to accommodate proper drainage. An additional Leader may be added to Gutters [see (C) above, for location]. All Gutters should be kept clear of leaf refuse and must be maintained to insure proper drainage. Per S/23 (Landscaping), Leaders and lateral lines are not permitted to drain onto common areas. It is recommended that such lines terminate into a *Drywell* in the rear yard of the property and into an *Underground Drainage System* (if unable to be accommodated within the foundation planter area) in the front yard of the property. Please contact the Trust office for information and acceptable guidelines.

ARCHITECTURAL CONTROL STANDARDS

For

TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

**GUTTER
& LEADER**

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