

## REPLACEMENT SIDING STANDARD

- 1) The “*Request for Exterior Work Form*” must be submitted to the Trust Office and written approval received *prior* to the commencement of any work.
- 2) Siding colors shall be restricted to those colors approved for use in the community. A list of approved colors for replacement Siding is available from the Trust Office (Approved Paint/Siding Colors - S/4). If you have selected a color not on the list, a siding sample must be included with the *Request Form* for evaluation.
- 3) Replacement Siding colors must be contrasting to adjacent units (see S/4).
- 4) Replacement siding must vary from adjacent units in size (by 1”) or style. Half-inch (1/2”) increments (3 1/2”, 4 1/2”, etc.) are not permitted.
- 5) Horizontal siding installations **MUST** be full size direct replacement, or simulate the appearance of original wood clapboard or shake applications, with a maximum exposure of eight (8) inches. Joints between vinyl panels must be staggered, with no two (2) joints aligning vertically. Dutch Lap and Novelty styles are permitted.
- 6) Vertical siding installations are to be full size direct replacement, or simulate the appearance of original T1-11 or board & batten wood siding. The maximum module width shall be six (6) inches (for all vertical siding applications except board & batten). Panels are to be joined and flashed in continuous horizontal lines [maximum two (2) per facade]. Random width modules are not permitted. Aluminum modules are required for Spandrel and Gable Vent vertical applications, horizontal vent modules are not permitted.
- 7) Brickface, Stucco and linear Stone applications are permitted for Siding & Spandrel area applications and are reviewed on a case by case basis. Detailed *Elevation* drawings must be submitted with the *Request Form*. Please contact the Trust office for the appropriate design.
- 8) A Rosette or Mounting Base is required between Outside Light fixtures and profiled Siding installations (clapboard, dutch lap, etc.) Rosette color must match Siding or Trim color. Cutaway must match Siding profile (for surface mounted applications.)
- 9) All Trim areas of the home, which includes Fascia, Soffit, Rake, Spandrels & Spandrel Columns, Gable Vent, Kickboard, Door, Sidelight and Window frames, trim & casings (as defined in applicable standards & Unit Type drawings), must be painted (Benjamin Moore ‘*Tudor Brown*’ or ‘*Charcoal Slate*’) or clad in (*Royal Brown* or *Certainteed Charcoal Gray*). New installations of Siding, Doors and Windows require installation of cladding. Trim repairs & installations shall be full size direct replacements. All Siding and Trim components must be sealed and weather tight.

*Note: For vinyl Siding installations, Spandrel Columns may be eliminated; & Spandrels may be sided in accordance w/ Approval designated materials. Spandrel Columns may be Clad to match Siding color, in conjunction with Spandrel applications also matching Siding color (see: #6.)*

### ARCHITECTURAL CONTROL STANDARDS

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

# SIDING

# S 3