



# Twin Rivers Community Trust

92 Twin Rivers Drive West  
East Windsor NJ 08520

Tel: (609) 443-1113

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## Request for Exterior Work

### Does not Require a 'Work Request'

- Tree Trimming
- Powerwashing that is being done because the owner desires it, and not because of an inspection report

### For all other work, wait for approval

### Trim Colors

- For houses with brown trim, the trim paint color is Benjamin Moore 'Tudor Brown' and the coil stock color is 'Royal Brown'.
- For houses with gray trim, the trim paint color is Benjamin Moore 'Charcoal Slate' and the coil stock color is 'Certainteed Charcoal Gray'.



Please visit our NEW website:  
twinrivers-nj.com

The Design Review page contains Architectural Standards and other useful information.

<b>Owner Name:</b>	
<b>Property Street Address:</b>	<b>Alternate Address:</b>
<b>Phone Number:</b>	<b>Cell Phone:</b>
<b>Email Address:</b> (Required for Roof, Solar, Deck, & E.V. installs)	
<b>WORK TO BE DONE BY:</b> <input type="checkbox"/> Homeowner <input type="checkbox"/> Contractor (MUST complete last page)	
<b>WORK TO BE PERFORMED: Check box of work-type to be done and include required details.</b>	
<b>House Roof (Townhouse): S/5A &amp; S/28</b> <input type="checkbox"/> Replace: <input type="checkbox"/> GAF "Golden Cedar" <input type="checkbox"/> Tamko "Rustic Cedar" <input type="checkbox"/> Owens Corning "Desert Tan"    " <input type="checkbox"/> Certainteed "Timber Blend" <input type="checkbox"/> Repair	
<b>House Roof (Detached): S/5A &amp; S/28</b> <input type="checkbox"/> Replace:    Manufacturer: _____, Color: _____ <input type="checkbox"/> Repair	
<b>Gable End/Rake: S/5B</b> <input type="checkbox"/> Replace: <input type="checkbox"/> Royal Brown <input type="checkbox"/> Certainteed "Charcoal Gray" <input type="checkbox"/> Repair <input type="checkbox"/> Refinish: <input type="checkbox"/> Benjamin Moore "Tudor Brown" <input type="checkbox"/> Benjamin Moore "Charcoal Slate"	

**Fascia: S/5C**

- Replace:**     Royal Brown     Certainteed "Charcoal Gray"
- Repair**
- Refinish:**     Benjamin Moore "Tudor Brown"                       Benjamin Moore "Charcoal Slate"

**Gutter/Leader: S/6**

- Replace:**     Royal Brown     Certainteed "Charcoal Gray"
- Repair**
- Refinish:**     Benjamin Moore "Tudor Brown"                       Benjamin Moore "Charcoal Slate"

**Soffit: S/5C**

- Replace:** Material and Color:  **Aluminum/Vinyl:**     Royal Brown     Certainteed "Charcoal Gray"
- Wood:**     Benjamin Moore "Tudor Brown"     Benjamin Moore "Charcoal Slate"
- Repair**
- Refinish:**     Benjamin Moore "Tudor Brown"                       Benjamin Moore "Charcoal Slate"

**Siding: S/3**

- House Trim Color:**  Royal Brown     Certainteed "Charcoal Gray"                      Example Style: "4-inch Dutch Lap"
- Replace:** Manufacturer: \_\_\_\_\_, Style: \_\_\_\_\_,
- Size: \_\_\_\_\_, Color: \_\_\_\_\_ (sample may be required).
- Repair:** Manufacturer: \_\_\_\_\_, Style: \_\_\_\_\_,
- Size: \_\_\_\_\_, Color: \_\_\_\_\_ (sample may be required).
- Refinish:** Manufacturer & Color \_\_\_\_\_ If new color, a sample is required.

**Window: S/2A & S/2B**

- House Trim Color:**  Royal Brown     Certainteed "Charcoal Gray"                      Example Style: "Double-Hung", "Sliding"
- Replace:** Manufacturer: \_\_\_\_\_, Style: \_\_\_\_\_,
- Size: \_\_\_\_\_, Color: \_\_\_\_\_
- Repair**

**Front Storm Door: S/1B**

- House Trim Color:**  Royal Brown     Certainteed "Charcoal Gray"                      Example Style: "Divided 1/2 Panel"
- Replace:** Manufacturer: \_\_\_\_\_, Style: \_\_\_\_\_,
- Size: \_\_\_\_\_, Color: \_\_\_\_\_
- Repair**
- Refinish:** Manufacturer & Color \_\_\_\_\_ If new color, a sample is required.

**Front Entry Door: S/1A**

- House Trim Color:**  Royal Brown     Certainteed "Charcoal Gray"                      Example Style: "4 Panel Archlite"
- Replace:** Manufacturer: \_\_\_\_\_, Style: \_\_\_\_\_,
- Size: \_\_\_\_\_, Color: \_\_\_\_\_,
- Repair**
- Refinish:** Manufacturer & Color \_\_\_\_\_ If new color, a sample is required.

**Front Steps & Walkway, Rear Walkway or Driveway: S/29**

**Describe Work:** \_\_\_\_\_

**Railing: S/7**

**Installation:** Color:  Black  Brown

Style: \_\_\_\_\_

**Landscaping, Concrete & Patio Installations: S/23** layout / proposal necessary for front yard installations - on rear page

**Describe Work:** \_\_\_\_\_

**Fence & Gate: S/14A & S/14B or S/14C & S/14D**, Refinishing Color is Benjamin Moore 'Tudor Brown'

**Rear Fence:**  replace  repair  refinish

**Gate:**  replace  repair  refinish

**Left Party Fence:**  replace  repair  refinish

**Right Party Fence:**  replace  repair  refinish

1) The left party fence is the left side looking at the house from the sidewalk or service lane behind the house.

2) Please do not 'spot' paint fences, fence painting must result in a uniform color throughout.

**Shed: S/15A or S/15D**

**Replace** Refinish above fence line Benjamin Moore 'Tudor Brown'

**Repair**

**Refinish** Refinishing Color is Benjamin Moore 'Tudor Brown'

**Removal**

**Shed Roof: S/15B**

**Replace:**  GAF "Golden Cedar"  GAF "Autumn Brown"  Tamko "Rustic Redwood"

Tamko "Rustic Cedar"  Owens Corning "Desert Tan"

**Repair**

**Patio Door: S/1F, S/1D, S/1G, S/1E**

**House Trim Color:**  Royal Brown  Certainteed "Charcoal Gray" Example Style: "2 Panel Slider"

**Replace:** Manufacturer: \_\_\_\_\_, Style: \_\_\_\_\_,

Size: \_\_\_\_\_, Color: \_\_\_\_\_,

**Repair**

**Other Work:** description, samples, plans, photos etc... may be required for approval.

**Plan view/illustration of front yard landscaping or rear deck install**

**Homeowner Signature Section**

**IMPORTANT APPROVAL NOTES:**

- Any repair, replacement, installation or changes to the exterior of any property must be approved in writing by the Trust Office prior to the commencement of work.
- DO NOT BEGIN ANY WORK PRIOR TO RECEIVING WRITTEN APPROVAL FROM THE TRUST OFFICE.
- There is a \$50 fine, per repair, for commencing work without approval from the Trust, per Resolution 2019-03
- Length that Approval is valid for varies, please ask Design Review representative or consult instruction-letters.
- HOMEOWNERS ARE RESPONSIBLE FOR PROVIDING ARCHITECTURAL STANDARDS TO THE CONTRACTOR(S).

*IMPORTANT NOTE: If you live in Lake Condominiums, Avon I or II Condominiums or American Way Condominiums you must contact your individual Condominium Association Board and/or Management company for their specific association requirements, approvals and signatures.*

*Name of Condominium Association:*

*Signature of Board Officer/Manager*

I (we), the applicant(s) herein, certify and represent as follows:

1. I (we) are the legal owners(s) of the above described unit.
2. The work, if approved, will be done promptly by appropriately licensed contractors if necessary.
3. I (we) accept and acknowledge that the responsibility for maintaining, up-keeping etc... of the improvement(s)/change(s) shall solely be mine (ours), successors, assignees and subsequent property owners.
4. All work and the consequences thereof are solely at our risk and expense. We understand and hold the Twin Rivers Community Trust and the Board of Directors harmless on account of any consequences resulting from this approval, if granted.
5. Certain changes may affect the site plan, final surveyor Certificate of Occupancy at my (our) unit and the consequences thereof are solely at my (our) risk.
6. No representation by the Trust or the Board of Trustees, either expressed or implied is assumed hereby.

I have read and agreed to all of the conditions listed above, and I agree to abide by decisions of the architectural committee.

Yes, I agree.

Signature:

Print Name:

Date:

Yes, I agree.

Signature:

Print Name:

Date:

## Contractor Signature Section

NAME:

PHONE

Business Name:

Phone #:

Address:

E-mail:

I have received the standards and agree to adhere to the standards provided by Twin Rivers Community Trust.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name: \_\_\_\_\_

*Disclaimer: the Twin Rivers Homeowners Association as Trustee for the Twin Rivers Community Trust assumes no responsibility for the structural or safety features of the proposed construction, alteration or addition, or for the performance, workmanship or quality of work of any contractor of the completed alteration.*