

Southpark 2 Homeowner's Association

WOOD SHUTTER REPLACEMENT

Revised Sept 28 2017

Homeowners over the past several years have received letters from the Architectural Control Committee (ACC) regarding the necessity to repair their wood shutters that are falling apart. Feedback from homeowners have been that the wood shutters are very difficult to repair, maintain and obtain replacements (due to the irregular sizes). The ACC has decided to allow homeowners to replace their wood shutters with a heavy gauge PVC vinyl shutter. These shutters DO NOT need painting and have a 40 year warranty.

The shutter is manufactured by BUILDERS EDGE (www.buildersedge.com) the type is the LOUVERED SHUTTER (L1 - open louvered, arch top with center rail) and the approved color is WHITE (will not require painting). The shutters have some standard sizes. However, custom sizes can be ordered and the range in widths are: 5 5/8", 9 1/4", 12", 14 1/2", 16 1/2" and 18". Lengths: from 18" to 144" in 1/4" increments. These shutters are available by ordering from any Home Depot.

Note: The width of the custom sizes are not exact. Round to the nearest whole number. Examples are; 5 5/8" would be 6", 9 1/4" would be 9".

The following guidelines are required when replacing the wood shutters:

1. When replacing a shutter, both shutters attached to that window must be replaced as a pair.
2. The new shutters **MUST** be the same width (see note above) and height as the wood shutter being replaced, except for wood shutters that are over 18" in width. The BUILDERS EDGE shutters are only available in a maximum 18" width. Therefore, any wood shutters in excess of 18" in width can be replaced with a minimum 18" width shutter.
3. Any unpainted siding or trim around the newly installed shutters, that may be visible will be required to be painted.
4. Architectural approval is not required as long as the BUILDERS EDGE shutters, open louvered (L1 type), white shutters are used. Any other manufacture, type and/or style will require written approval from the ACC.

Any questions, call Kevin Lavene at Centennial Management, 720-528-8557. Send above information to: Southpark #2 Architectural Control Committee, c/o Centennial Management, P.O. Box 1539, Parker, CO 80134 or email to CMGLittleton@aol.com.

The ACC meets the last Thursday of each month. All submittals must be received the week prior to the ACC meeting to be considered for that month