



## **Jonathan's Landing Condominium & Yacht Club Association**

### **Building Component Standards**

Revised 3/23/2020

#### **Front Door:**

- 8 panel, wood or steel, painted: Benjamin Moore Country Redwood
- Since an 8 Panel is difficult to find other than wood, the BOD has agreed to a 6 panel door.

#### **Front Screen Door:**

- Lasco storm door, Bronze color
- Anderson Hide Away screen (new) Bronze color

#### **Windows and Sliding Doors:**

- Harvey industries vinyl clad exterior color Sandstone or Anderson exterior color Sandtone.

#### **Decking material:**

- Azec, Brownstone color
- Pressure treated wood, Benjamin Moore Arbor Coat Deck Stain, color: Acorn

#### **Sky Lights:**

- **Replacements: Velux only**

VSS 2004 Solar Powered Fresh Air Venting/ Deck Mount Skylights, includes Flashing Kit

VS 2004 Manual Venting/ Deck Mount Skylights, includes Flashing Kit

FS 2004 Fixed/Deck Mount Skylights, includes Flashing Kit

*\* The original skylight sizes are no longer available. New skylights will be slightly smaller requiring re-framing and finishing of the rough opening.*

- Skylight manual crank:

<https://www.swisco.com/Black-Skylight/pd/Awning-Window-Replacement-Operators/39-379>

#### **Roof Shingles:**

- GAF Timberline Mission Brown

#### **Exterior Siding and Trim Stain:**

- Benjamin Moore Arbor Coat Siding Stain, color: Acorn

#### **Garage Doors:**

- Color is Claystone from Laurent Overhead Door in Laconia, Steel of Fiberglass, must be insulated. Wood grain texture, NO windows or raised panels.

*The Evergreen Management Group ~ 14 Country Club Road #6 Gilford, NH 03249*

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Association Manager: Lindsay Thompson [LThompson@evergreenmgt.com](mailto:LThompson@evergreenmgt.com)

**Standard Exterior Ceiling Fan:**

- Outdoor installation of exterior rated fan motor and blades, Maximum 44" blade, Color: Rustic Iron, Bronze or Brown, accents of gold or brass acceptable. No bright colors, such as red, yellow, white, or accents of silver or chrome. No light kits. Board approval required prior to installation.

**Standard Awnings:**

- **Manufacturer/Installer: Image Awnings, Wolfeboro NH**  
**Product: Eclipse Retractable Awning**  
Lateral arm awning, frame color is Camel  
Fabric is Sunbrella Canvas: Pattern # 4859, color: Silica Dune  
Valance shall be Hem only
- **Manufacturer/ installer: Awnings New Hampshire, Meredith NH**  
Lateral arm awning, frame color is Clay  
Fabric is Sunbrella Canvas: Pattern # 4859, color: Silica Dune  
Valance shall be Hem only

**Standard Boat Whips at Marina:**

- Color: White. Must be mounted on the side to prevent tripping.

**Patios - applies for Topside and London Hill Units Only:**

- Pavers selected should be earth-tone colors, which harmonize with the JL exterior color
- Total paved area is limited to dimensions shown in sample sketch below, and must abut the building, and protrude no more than one foot past the maximum allowed above deck expansion
- Patio must be dry laid, no mortar or cement of any type
- Additional drainage installed as required to prevent water issues with neighboring and abutting units
- Down spouts from covered decks/condo are required to be connected to new drainage and cannot discharge on to patio surface
- Owners are required to submit a Minor Exterior Modification to Unit Request form to the Property Manager and include the following:
  - Sample [or a color photo] of the pavers, photo of the proposed location, photo of neighboring units, sketch of proposed new drainage, and a dimensional sketch of patio

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Max dimension of 15 feet is consistent with existing patios and allow for patio to extend 1 foot beyond max deck extension

