



Celebration Residential Owners Association, Inc.
 Celebration Non-Residential Owners Association, Inc.
 851 Celebration Avenue, Celebration, Florida 34747
 Ph 407-566-1200 • Fax 407-566-1210

townhall@ciramai.com



REQUEST FOR APPROVAL (GUTTERS & DOWNSPOUTS)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ Phone: _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ Phone: _____

1. Attach estimate which illustrates the locations of gutters and downspouts to be installed AND specifies style of gutter, downspouts, rain chains, materials, and colors. **[ALWAYS Required]**
2. Attach letter of approval from Condominium association **[Required if a condominium]**
3. Please supply photos illustrating the locations of the gutters and downspouts to be installed.

() By initialing, property owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, property owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Property owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Property owner's Signature and Date: _____

SPACE BELOW IS FOR ARC USE ONLY

GUTTERS		LOT
		VIL
RCV PUR		ACCT
LOT		CENN
ARCH		START COMP



Design Guidelines

Approved by the CROA Board of Directors on 02/26/2013; effective for applications received on or after 02/26/2013.



GUTTERS & DOWNSPOUTS

Cautions

- I. These are *minimum* standards. Property owners are encouraged to consider designs and materials which will result in a higher quality installation and appearance.
- II. Installing gutters/downspouts will concentrate water collection in a small area. Ensure that existing grading will properly disperse water and landscaping will survive with periodic wet conditions.
- III. Gutters which are installed along the edge of a screen enclosure (commonly known as a “super gutter” are included on the application for the screen enclosure – and must meet the specifications included in that Design Guideline.

Standard Conditions for all Gutter & Downspout applications

Gutters

- A. Gutters must be installed at the edge of a roof; installations of gutters at the edge of floors (e.g., porch floor) are not permitted
- B. Dissimilar gutter or downspout styles (e.g., Ogee or half-round) on a single structure are not permitted. If installing additional gutters and/or downspouts on a structure which has existing gutters and/or downspouts of a style which is not approved (or no longer approved) for that architectural style the existing gutters and/or downspouts must be replaced with the same style, material, and color as the additional gutters and/or downspouts being installed.

Downspouts

- C. Downspouts may not be located mid-way on a wall; they should be located at a corner of the structure.
- D. Downspouts must be located at the rear of the Front Façade Zone or further back and as far back on the home as possible, with installation to minimize visibility from the street.
- E. Downspouts may not be attached to or travel along columns which face the front street; positioning should minimize visibility from a side street.
- F. Downspouts must be installed in a standard vertical orientation unless the application clearly identifies the request for downspout installation in a slanted or diagonal orientation.
- G. Extensions may not be connected to downspouts regardless of material.
- H. Splash blocks may be installed beneath downspouts provided approved landscaping is installed to obscure the view of the splash block from public areas. Splash blocks may not be larger than 12” x 24” and must be natural-colored gray concrete with a smooth finish (e.g., no exposed aggregate). Other surfaces, such as brick pavers, may be submitted for consideration.

Drainage

- I. Downspouts shall be located and installed so they will not create water runoff issues for neighboring properties.
- J. Unless specifically shown on submitted application and called out as “Grade changes” owner is not approved to make any changes to lot grading.
- K. Street curbs may not be cut to provide drainage unless approved by the Celebration Development District (CDD) and Osceola County *in writing* to the Association.

Other Conditions

- L. Contractor signs are not permitted anywhere on the property before, during, or after work is performed related to this project.
- M. Any damage to utility service lines must be repaired or corrected by the applicant at the applicant's expense.
- N. Any damage to neighboring properties due to the ingress and egress of contractor vehicles, etc., must be repaired or corrected by the applicant at the applicant's expense.

Specifications for ALL gutter/downspout installations

Gutters

1. PVC is not permitted.
2. Gutters and downspouts must be seamless.
3. Gutters must be aluminum, galvanized or Galvalume steel, zinc or copper.
4. Structures which have metal roofing require careful consideration when installing dissimilar metals in direct contact which may create corrosive conditions.
5. Materials may not be mixed (e.g., aluminum gutters with copper downspouts).
6. Standard colors are defined by architectural styles (below). Custom colors (applied as part of the manufacturing process) may be proposed but must be harmonious with the property's existing colors – roofing, body and trim, hardscape, etc. If approved, using a non-standard color may limit options in the future to change the colors of roofing, body and trim, hardscape, etc.
7. Attachments to roofs which have exposed rafter tails must be half-round gutters for all areas. **(See details for specific architectures below.)**
8. Half-round gutters must have external brackets versus internal hangers.
9. 7" gutters may be requested in situations when the roof surface requires additional drainage capacity.
10. Vertical shields may be installed in valleys to direct runoff into gutters.
11. A vertical rain diverter may be installed –without a gutter – over a sidewalk, steps or porch leading to a doorway to direct runoff to either side of the entryway.
12. Conductor heads (also called scupper boxes, scuppers, rain collectors, collector heads, rainwater heads, rainwater boxes, leader boxes, gutter heads, etc.) are required for discharge through parapets or replacement of existing conductor heads. They may be proposed in other situations to add architectural interest.
13. Gutter guards (also known as screens, covers, shields, hoods) to prevent leaves and debris from accumulating in gutters may be installed provided they are not visible by a person standing on the ground.

Downspouts

14. "Rain chains" are encouraged in place of downspouts when they may be installed at least 24" from the wall. Rain chains must terminate in a vessel or into a landscaped area which is designed to accommodate rainwater discharge.
15. Kickout diverters may be proposed instead of downspouts provided they permit drainage without damage to landscaping.
16. Downspouts must be either 4" round or box rectangular; either style must be smooth surface (no ridges or corrugated surface)
17. Downspouts must be the same material, color and finish as the gutter to which they are attached.

Drainage

18. If downspouts will drain into an underground drain line, identify the location of the line and the location(s) and terminating hardware of drain outlets (e.g., popup heads, grates, etc.).
19. Identify modifications to landscaping to manage the rainwater discharge or to add plants which are water-tolerant. Identify plant name, quantity to be planted, spacing between plants, and the container-size to be installed.

20. Gutters and downspouts must be designed and installed so they are both effective and aesthetically pleasing.

Specifications for SPECIFIC architectural styles

Conditions for SPECIFIC architectural styles take precedence over general specifications.

For Mediterranean architectural style

21. Gutters must be half-round style.
22. Gutters and downspouts must be bronze or copper (shiny or aged) finish.
23. Gutters may only be installed if the roof line extends beyond the vertical wall. Some cases, including but not limited to barrel tile roofs which do not extend beyond the exterior wall, will not be approved.

For Victorian architectural style:

24. Gutters must be 6" Ogee, half-round style or formed metal boxes. Half-round style is required for installations on exposed rafter tails which are visible from public areas (see **Specification #7** above).
25. Gutters may be white aluminum, galvanized or Galvalume steel natural color, zinc or (shiny or aged) copper.

For all other architectural styles:

26. Gutters must be 6" Ogee or half-round style. Half-round style is required for installations on exposed rafter tails which are visible from public areas (see **Specification #7** above).
27. Gutters may be white aluminum, galvanized or Galvalume steel natural color, zinc or (shiny or aged) copper.

Maintenance

28. Routine maintenance includes, but is not limited to:
 - A. Cleaning to remove dirt, algae/mildew, rust, etc.
 - B. Remove material which accumulates in the gutter/downspouts including weeds, other plants or debris.
 - C. Repair gutter/downspouts which are damaged or dented.
29. A gutter or downspout which cannot be repaired must be replaced with a gutter or downspout which is compliant with the Design Guidelines.
30. Maintenance of gutters in some Service Areas may be performed by the Service Area on a scheduled basis. If interim maintenance is required (for example, repairs due to damage) the property owner is responsible for this work. Service Area management reserves the right to inspect completed work and may require alteration if the work is inconsistent with the maintenance obligations of the Service Area.