



Valleybrook Homeowners' Association, Inc (VBHA)
Post Office Box 394
Chester Heights, Pennsylvania 19017
(610) 459-4857

Front Door Overhang

Before starting any exterior upgrade, please submit an architectural approval form (and Dumpster approval form when applicable) to ensure that the approved materials are used and to keep the conformity of the neighborhood. Please allow FOURTEEN (14) days for approval before the start of the project.

Size:

- Overall overhang dimensions shall not exceed 34" H X 85" W X 26" D.

Design:

- Door overhang roof shall have a normal degree of pitch for water runoff.
- Exterior light may be mounted on the underside of this door overhang in accordance with the current local electrical building codes.
- Downspouts and/or gutters are optional. If used, plan submitted must show location, size and runoff paths. Dark Brown metal is the only authorized color for both downspouts and gutter materials. Downspouts must be anchored to the exterior wall using similar color metal strips.

Materials:

- Metal flashing shall be installed to seal out moisture from brick wall and other exterior wood surfaces as required.
- Dark brown vinyl coated "capping" metal may be used for this purpose.
- Door overhang for homes with the originally specified roofing shall be covered with Tampko Elite 25 year tweed blend shingles. Homes with the currently specified roofing shall be covered with the Tampko Heritage 30-Year Autumn Brown Blend. Moisture barrier is optional.
- Framework wood used to anchor this door overhang to the front exterior of the living unit wall, shall be anchored utilizing lead inserts and lag bolts at least every sixteen (16) inches on both top and lower pieces of framework.

Colors:

- All exposed wood surfaces of this door overhang shall be painted in approved Valleybrook colors as stated herein: Approved Brown Color (refer to exterior color specification). A base coat of primer paint is suggested for all non-exterior grade lumber.
- Optional vented / solid dark brown vinyl soffit may be used to close out the underside of the door overhang. Dark brown color is the only approved color.

Note:

- This door overhang installation does not grant approval for you to remove your front exterior door shutters. Door shutters are required on all units except those with a balcony per Valleybrook's original living unit design.
- Proposed overhang must be approved by Valleybrook's Architectural Committee by submission of an Architectural Control Form along with supporting plans.

Specifications listed are in accordance with Article 7 of the Valleybrook Declaration of Easements, Covenants and Restrictions as well as Rule 2.4 and 2.6 of the Village of Valleybrook Rules and Regulations.