

## SKYLIGHTS — INTRODUCTION & INTENT (Skylight Specifics)

One part of Chinquapin's updated vision includes the replacement of skylights installed over the past years. The goal is to replace all older skylights with more visually pleasing and more energy-efficient units. Visually, the glare resulting from the domed plastic and bright metal frames can have a significant negative visual impact on the property owners who view the roofs below their own.

1. CHINQUAPIN Owners are encouraged to explore using traditional methods of providing daylight to their interior spaces. Within reasonable limits, increasing the number of windows in walls is preferred over the installation of skylights. Homeowners are encouraged to supplement daylight through the use of vertical glazing prior to considering the addition of skylights.
2. Keep in mind that it is possible that skylights may not be appropriate based on the individual architectural style of the unit or building and the configuration of the roof for which they are proposed.
3. When locating your skylights, attempt to locate them so as to be as inconspicuous from as many vantage points as possible.
4. In the interest of minimizing architectural incongruity, existing skylights should be replaced on an entire-building basis. Individual property owners wishing to replace their skylights are encouraged to discuss the proposal with their neighbors in the same building and present a proposal for the entire building's skylights. This suggestion for completing the replacement for entire buildings only addresses the color and shape of skylights. Symmetry in the location of skylights on a unit-by-unit basis is not the goal.
5. Regardless of whether your neighbors will be replacing their skylights, where new skylights are proposed for an individual unit, other existing skylights on that unit must be brought into conformance with the requirements for new skylights.
6. After approval by the ARC, skylight projects must be designed by a licensed architect or registered professional engineer, must be legally permitted by both the County and TRPA (if necessary), and must be installed by a licensed contractor. The cost of design, engineering, permitting, and installation of all skylights will be the responsibility of the applicant(s).
7. Be certain that your skylight model is rated for the snow load found at Chinquapin. The snow load can be determined by calling the Placer County Building Department.
8. Homeowners who install new skylights assume full responsibility for any water leaks related to these skylights. Such responsibility must be communicated in writing, and be agreed to, by subsequent owners of the unit.
9. Homeowners who choose to replace their existing skylights shall do so from the list of Chinquapin-approved manufacturers and models. The size of the replacement skylights shall

match that of the existing skylights as closely as possible, but not more than 3" greater in either direction, and in no case greater than the maximum allowed. Replacement skylights shall match the operability of the existing skylights, i.e. fixed with fixed, or operable with operable. If changing from fixed to operable, ARC approval is required.

10. Replacement skylights shall be built upon existing curbs. Note: the Contractor may need to add to the curb in order to meet minimum required height above roofing. Because the Homeowner's Contractor is the last person to work in the area of the skylight, the Homeowner shall assume full responsibility for water leaks at the new skylights. Upon initial inspection, and before commencement of any work, if the Contractor or Homeowner feels that the existing roofing or skylight flashing is damaged or otherwise in need of repair they shall notify a CHOA representative for an independent evaluation to determine a course of action. The Homeowner will sign a Hold Harmless Agreement upon completion, taking responsibility for leaks from the Owner-installed skylights.

#### SKYLIGHTS — SPECIFICS:

1. The total percentage of skylight area (including the frame) may not exceed 4% of the roof's area as measured along the plane of the roof. In no case may the maximum number of skylights exceed 4 per home.
2. The minimum size for an individual skylight is 2' x 2'. The maximum size for an individual skylight is 3' x 4', measured to the outside of the frame.
3. The skylights allowed for a single home may be grouped together in one area, but each skylight must be separated from others by a minimum of 16" in both directions. Skylights shall be located between existing rafters, and aligned if two are within the same rafter bay.
4. For all proposals, be certain that all skylights in a single home are the same in appearance. This applies when adding new skylights where some already exist as well as to projects proposing replacement of skylights. New skylights may not be added to a roof with old skylights without replacing the existing ones.
5. To ensure adequate waterproofing, skylights located on flat roofs shall be a minimum of 10" above, but not to exceed 12", as measured above the roof covering. Skylights on pitched roofs shall be a minimum of 6", but not to exceed 8" above the roof covering.
6. Ridge skylights and other skylights that change pitch within the same skylight are not acceptable. Further, skylights must be installed so that the frame and the glazing match the exterior slope of the roof in which they are installed.
7. In the interest of safety, do not place skylights in areas of the roof that receive shedding or creeping snow from roofs above.

8. Skylights must be constructed with flat glass. Skylights may not have glazing in a domed, pyramidal, or barrel-vaulted shape. Tubular skylights may not be used in that their roof penetration is circular and the covering is domed.
9. Because a larger amount of a home's structure may be visible and to avoid nighttime light pollution, clear glazing is not allowed for skylights. Glazing must be gray-tinted to match the surrounding roofing material colors and may not be frosted, sandblasted, or a color other than gray.
10. The exterior perimeter cladding of the skylight frame shall be aluminum with a factory finish matching the roofing surface as closely as possible. A sample is to be submitted to the ARC for approval.
11. Interior portions of the skylight that are visible to the exterior shall match, or nearly match, the color of the exterior frame.
12. If skylights are fitted with interior shades, the face of the shading device visible from the exterior must match, or nearly match, the color of the frame and surrounding materials.
13. Only curb-mounted skylights are to be installed. In no case are deck-mounted skylights to be used. The following skylights are approved for use in Chinquapin:
  - a. Velux: Models VCM, VCE; and FCM, within size limitations.
  - b. Royalite: Model specifications to be submitted for review.
  - c. Crystalite: Model specifications to be submitted for review.
  - d. Others that are comparable to approved skylights may be considered on a case-by-case basis.
14. After skylights have been installed, Homeowner shall submit evidence of compliance with these Guidelines to the ARC.