

POWDER VALLEY SHADOW BROOK HOA SIDING REPLACEMENT POLICY 2026

When a homeowner wishes or needs to replace the siding on their unit, the following items are required in order to be approved by the site committee and board as addressed in the Powder Valley-Shadow Brook HOA CCRs Article 6 Section (7). Written Site Committee approval is required before starting any work on the siding replacement.

All work must be done by a licensed contractor and in accordance with Teton County Idaho building codes. The general contractor along with all subcontractors must be insured. Proof of insurance must be provided to Powder Valley-Shadow Brook HOA Site Committee as part of the request for project approval.

Each siding replacement initiative must contain all the following items

Siding – Siding material used is to be TerraTherm thermally-modified spruce siding provided by Glacier Millworks, prestained in Glacier's proprietary Sparrow solid finish. This finish carries a 15-year warranty with no interim finish requirement (1X 6 boards), along with a concurrent 20-year warranty on the wood siding material. Siding will be applied according to the approved design specifications. Windows will be cased in 1"x4" siding material in order to accommodate any future window replacements, and without the need to remove siding. Installation of siding will be per the specifications in the Construction Drawings and Renderings portion of this policy.

Weather-protective Delta Vent coating (rainscreen) under the siding is required along with a furring material to protect against moisture damage, also according to specifications provided in the construction drawings section of this policy. A 3/8" EZ Fur rain screen will install above the Delta Vent rainscreen. This protective coating system will be applied directly to the underlayment, and underneath all siding, wainscotting and metal cladding elements. These moisture-protective products may be acquired from any source that can provide such specified materials.

Wainscotting of Versetta Stone (color - Trail Ledge Greypearl) will cap around the front and partial sides of the unit. Wainscotting on the rear of the units will be metal above the decks and stone in specific areas in accordance with the selected architectural design as shown in the Renderings and Construction drawings portion of the policy.

WINDOW AND DOOR FLASHING

Windows and doors will have metal drip flashing to further prevent moisture from getting into the unit through window and door openings. Installation of flashing will be per specifications in the Construction Drawings portion of this policy.

METAL SIDING AND WRAP— in accordance with the selected architectural design, chimney wall and chimney “bumpouts” are to be covered in 24-gauge sheet metal in matte black. Additional metal coverings are required on rear storage sheds, belly bands, support posts, and as wainscoting, where indicated. This material may be obtained from any source that can provide metals of the required specifications. Installation of metal will be per the specifications in the Construction Drawings portion of this policy.

Garage doors and rain gutters shall be painted to match the matte black color in the design.

FACIA AND SOFFIT will be painted to match the black matte metal in the design element. Soffit under the balconies and entryways will be painted to match the siding.

BALCONY RAILINGS are to be of a white, powder-coated finish that has been sand-blasted to remove any rust, help prevent future rust, and to enhance life of the metal railing. Powder coating may be done by any vendor that can provide the product per the required specifications.

MATERIAL DISPOSAL The contractor must follow specific rules for disposal of old siding and for storage of materials on site during construction. Removal of existing siding must be done in an efficient manner and removed from the premises as soon as possible. HOA dumpsters cannot be used for construction material disposal. Further specifications for waste disposal are in the Construction Drawings portion of this policy.

EXTERNAL ATTACHMENTS All lighting, rain gutters, satellite dishes, and any other attachments to the existing siding should be removed prior to construction and it is the homeowner’s responsibility to replace them *if needed* after the new siding is installed.

Official renderings and construction drawings are an integral part of this policy. The construction drawings are the authorizing documents if there is a conflict.