

Criteria for Additional Attic Ventilation

Homes within Hidden Pointe were constructed with ridge vents and continuous ventilated soffits. Several homeowners have additionally installed electrically operated roof ventilators to aid in attic temperature control. This criteria is intended to guide the homeowner regarding the decision to add attic ventilation. It also establishes uniformity in such installations.

- 1 . Wind-driven exhaust ventilators, which protrude up from the roof, are prohibited because of appearance and potential noise.
2. Electrically powered gable ventilators are permissible as long as matching vinyl molding and louvers are utilized and the installation is on a gable to the side or rear of the home, so as not to be visible from the street in front of the home.
3. Electrically operated roof ventilators, installed adjacent to the ridge vent, in an area not obvious from the street front, are permitted. These systems can be either solar powered by panels mounted in the caps of the ventilators or hard wired from house electrical circuits. These systems should be of a size to be mounted between the rafters which are 16 inch centers.
4. It is up to the individual homeowner to decide the number and size of the ventilators necessary for their home. It is recommended that a professional installer be hired to assist the homeowner in such matters and to make the installation(s).
5. All roof ventilation systems must be approved by the Board of Directors prior to installation. The homeowner should submit their plan to the Architectural Control Committee. This plan should include number, type, size, and proposed location(s).