

General Information- Read this first

ALL roof replacements require an ACC request, regardless of whether there is a change of roofing material or not. Samples of the replacement product, design and detailed specification information may be required to process the ACC request.

An emergency provision exists for homeowners who must replace their roof prior to ACC approval due to a roofing condition that will result in damage if the work is not done immediately. The exact materials specified in the application form must be used in this situation, and this application must be submitted within 24 hours of the commencement of work.

In general, the weight, style and quality requirements for replacement roofing materials depend on the home's original roofing material and/or the current material being replaced. The highest grade of materials EVER used on the house determine the grade required for replacement. If a home ORIGINALLY had Cedar Shake, or if the home has EVER had Cedar Shake or an Architectural shingle, then the replacement material must be of at least an equal quality to the highest grade of materials ever used on the home. The color requirements apply to all homes.

Where the home's original roofing material was cedar shake, or if the home has EVER had Cedar Shake or an Architectural shingle the following will apply:

The ACC will consider alternate materials for replacing wood shake shingles. Three-tab shingles will not be approved for replacement of cedar shake roofing on homes where the original roofing material was cedar shake roofing. The following serves as a guideline to define / control the type of product that would be acceptable for homeowners replacing cedar shake shingles:

COLOR: The color must give the appearance of the weathered cedar shake shingle, browns and grays similar to a shake shingle in color. Light tan, reds, blues or greens will not be approved.

STYLE: Shadow accent effect, random cut with extra thick massive appearance to simulate the 3-D dimensional look of wood shakes. Again, three-tab shingles will not be approved.

QUALITY: Shingles must be a laminated fiberglass reinforced shingle with a minimum weight of 350# and have at least a 40 year warranty. The product must also be UL rated, self-sealing and carry a class 'A' fire rating. Metal, standard and lightweight concrete tiles that resemble a shake roof in both shape and color may also be used as a shake shingle replacement.

Any replacement of shake shingles with a material that does not meet the above specifications will be reviewed by the ACC on a case-by-case basis and subject to ACC and/or Board approval.

Homes with an original roofing material of three-tab AND that have never had an Architectural shingle installed can choose a replacement material of either a three- tab style or an architectural shingle. The COLOR requirements above shall apply.

**A listing of materials that have recently been approved:
(Samples are NOT required for these choices)**

For specific information regarding the material installed at a particular address, please contact an ACC member, who can access the ACC database information.

Homes with Cedar Shake Shingles have installed the following products:

Shingle Brand/Type	Style	Colors
CertainTeed Presidential TL	Laminate	Autumn Blend, Bark Brown
GAF Grand Canyon	Laminate	Mission Brown, Stone Wood
GAF Grand Sequoia	Laminate	Cedar Blend
Elk Prestique I 40yr.	Laminate	Weathered Wood, Barkwood, Hickory
Elk Prestique Plus 50yr.	Laminate	Weathered Wood, Barkwood, Hickory
RGM Chancellor	Laminate	Weathered Wood, Rustic Wood
Malarkey Legacy 50yr.	Laminate	Weathered Wood
Decra	Stone Coated Steel	Weathered Timber
Gerard	Stone Coated Steel	Timberwood

Homes with Three Tab Roofing have installed some roofing products from the list above and from the following products:

Shingle Brand/Type	Style	Colors
Owens Corning Classic & Supreme	3 Tab	Driftwood, Amber, Weathered Wood,
Owens Corning Oakridge Pro 30 & 40	3 Tab	Aspen Gray
Tamko Heritage and Elite Series	3 Tab	Weathered Wood, Desert Sand, Rustic Slate, Black Walnut, Thunder Grey, Oxford Grey, Natural Timber
GAF Timberline		Heather, Weathered Wood, Fox Hollow Grey, Pewter Grey Fox Hollow Grey
GAF Royal Sovereign	3 Tab	Weathered Grey

Owners are responsible to ensure that use of property and improvements to property comply with applicable building codes and zoning requirements. Approval by the Architectural Control Committee will not constitute assurance that the improvement will comply with the applicable city or county code or regulation, nor will that permits be given. Failure to adhere to these guidelines is a covenant violation, and will be subject to the current covenant fine schedule.