

# **Wedgewood Homes Association**

## **Roof Replacement Guidelines and Standards**

### **Amended October 6, 2011**

This specification covers acceptable materials for use in the replacement of roofs of all single family homes within the Wedgewood Homes Association. Acceptable guidelines and standards for roof replacement shall be:

- A. Wood Shakes
  - 1. # 1 grade
  - 2. Minimum 1/2" thickness measured at butt of shingle
- B. Wood Shingles:
  - 1. #1 or #2 grade, minimum 3/8" thick measured at butt of shingle
- C. Laminated Composition Shingles:
  - 1. Color of roofing material must be approved by the Architectural Review Committee.
  - 2. Required to be installed ridges of similar or matching color and quality.
  - 3. Shingles shall be of an Architectural or Designer style – no three tab shingles are allowed.
  - 4. Required to be U.L. Class A fire rated material.
  - 5. Required to be a minimum of 40 year roof.
  - 6. Required that the contractor install in accordance with the manufacturer recommendation for the selected type of materials used.
- D. Other roofing materials such as tile, slate, concrete, clay, etc., will be reviewed on a case-by-case basis by the Architectural Review Committee.
- E. Any homeowner desiring to replace a roof shall submit in writing their request to the Architectural Review Committee. A letter of certification from the installing contractor on the contractor's letterhead shall be submitted with the request indicating in writing that the contractor is familiar with the Wedgewood specifications for Roof Replacement dated August 11, 2005 and the material being used conforms to these specifications. The letter shall include a copy of the manufacturer's warranty that the contractor shall honor this warranty, including an inspection of the installation by the Manufacturer's Warranty to be issued.

These amended roofing guidelines are adopted this day - October 6, 2011 and replace the guidelines adopted on August 11, 2005.

By: \_\_\_\_\_

Darryl Cain, President  
Board of Directors