

Wedgewood Homes Association

Roof Replacement Guidelines

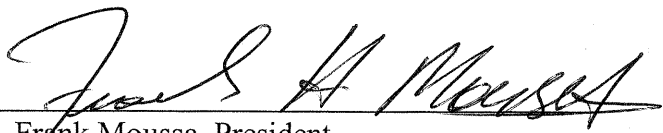
August 2005

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

- A. Wood Shakes:
 - 1. Number 1 grade
 - 2. Minimum ½" 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. Required to be installed ridges of similar or matching color and quality.
 - 2. Shall be of weathered wood color.
 - 3. Required to be U.L. Class A fire rated material.
 - 4. Required to be a minimum of 40 year roof.
 - 5. 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.
- 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 that the contractor is familiar with the Wedgewood specifications for Roof Replacement dated August 11, 2005 and the material being used conform to these specifications. The letter shall include a copy of the manufacturer's warranty and that the contractor shall honor this warranty, including an inspection of the installation by the Manufacturer's Representative if required for Manufacturer's Warranty to be issued.

Roofing policy adopted this 6th date of October, 2005.

By: _____


Frank Moussa, President,
Board of Directors

Wedgewood Homes Association

Siding Replacement Guidelines

August 2005

The Wedgewood Homes Association Board of Directors has established the following siding guidelines:

Architectural Review Committee ("ARC") approval application, including a sample of the siding, must be submitted and approved prior to commencement of the project.

1. All vinyl or steel siding must be seamless
2. Aluminum siding not allowed
3. Vinyl siding a minimum of .48 gauge
4. Siding may be installed on all four sides, to cover wood siding only (but not to be applied over stone, brick or stucco)
5. Depth or off-set between sections must be 5/8" or greater
6. Siding must have wood grain texture
7. Color sample must be provided; color must be approved by ARC. No high gloss or shiny colors permitted.
8. Siding must be installed by a licensed siding contractor
9. Requests to change the exterior design of the house will be considered on a case-by-case basis
10. Vinyl siding can not be painted

Siding policy adopted this 6th day of October, 2005

By: _____

Frank Moussa, President
Board of Directors