

Composition Roof Replacement Requirements

3/20/2017

1. Roofs will be replaced at the cost of the homeowner. Submit the Architectural Review Committee form found on neighbors website or contact an HOA board member.
2. In the event of storm damage the homeowner can take immediate temporary action through their insurance carrier to protect the property.
3. It is best to replace the entire roof but it is not required.
4. Shingles will be installed with metal valleys. These valleys should be in the same color range of the shingles being installed. California valleys made from the shingles are not allowed.
5. The shingle color must be Weathered Wood.
6. Shingles should have a minimum life of 30 years.
7. All rubber collars and similar vent fittings should also be replaced as leaks usually occur around these areas.
8. Shingles should be installed over a minimum underlayment of 30 lb. roof felt.

Examples of Acceptable Fiberglass/Composition Shingles

1. GAF Timberline 30 year Weathered Wood
2. Owens Corning Oakridge 30 year Weathered Wood
3. Certainteed Landmark 30 year Weathered Wood

