

Roofing Res 01-20-00

Resolution approved on Thursday, January 20, 2000 at a special meeting of the Leawood South Homes Association, Inc.:

RESOLUTION

Consistent with the Board's power to enforce and interpret the Declaration of Restrictions in force in Leawood South Subdivision, the Board hereby resolves to allow the replacement of or initial construction of roofing other than wood shakes, wood shingles, slate, tile, or laminated composition shingles authorized by Leawood City Ordinance No. 1415 passed June 6, 1994, that is consistent with the aesthetics and quality of roofing of the Subdivision and fire safety standards. With regard to all other roofing (other than wood shakes, wood shingles, slate, tile or authorized laminated shingles) plans, specifications, exterior color scheme, materials, location, elevation and grade of the subject roof must be submitted to the Board, and the roofing must be approved by the Board in writing,

If the Board fails to approve or disapprove in writing any such plans, specifications, exterior color scheme, materials, location, elevation and grade of roofing within 30 days after submission is completed, the requested roofing shall be considered approval. Any action or lack of action in approving or disapproving any roofing application shall not be considered as a waiver of the requirements of the resolution as relates to any other person or plan.

Should there be any questions as to whether a proposed roof composition qualifies as wood shake, wood shingle, slate, tile or an authorized composition shingle, or whether a proposed color scheme is acceptable, application for approval of roofing should be made to avoid a determination after installation that the roofing is unacceptable and has to be replaced.