

Highpointe Homeowners Association
Board of Trustees

Rule and Regulation 2007-3

Dated: November 16, 2007
Last revised: July 10, 2012

(Notice: This Policy supersedes all previous Association Board actions related to this subject.)

TITLE: PRESERVATION OF THE ENVIRONMENT: ROOFS

PRIMARY RESPONSIBILITY: Architectural Control Committee
REFERENCES:

- a) Amended & Restated Declaration Of Covenants
Conditions And Restrictions For Highpointe Section 7.1
- b) Rule and Regulation 2008-1 Fine Schedule/Right to Hearing

PURPOSE:

To set minimum standards for all roofs and to provide for consistent handling of requests for approval of roofing materials other than wood shakes. **No roofing materials other than wood shakes and those specified in Section 3. below are pre-approved. Although some reroofing materials are pre-approved, all re-roofing projects must submit a completed change request to the board for approval. No work should start until owner has written approval from the board.**

STANDARDS FOR ALL ROOFS

1. The shingles shall be laid in straight coursing. Staggered coursing is prohibited.
2. The shingles must be installed with sheet metal valleys and flashings (that is, the shingles themselves may not be used to form closed or "California" style valleys). The color of the required sheet metal valleys and flashings shall be the same color range as the shingles being installed.
3. The ridge and hip shingles must be installed in a manner to maintain the appearance of a shake roof. Interleaving of the hip or ridge shingles with the flat roof shingles is prohibited.
4. All roofs must be installed in accordance with the manufacturer's recommendations. The method used for venting for new roof installation

must also comply with the manufacturer's installation guidelines

PROCEDURE:

1. The change request for use of a pre-approved material

- (a) Requests must be submitted in writing. The request must contain:
 - (1) Name of homeowner
 - (2) Contact phone number
 - (3) Lot number
 - (4) Address
 - (5) The manufacturer of the roofing materials, product brand name, model, style, color, product specification. This information is required for both the main roof shingles and the ridge and hip shingles.
 - (6) Method of venting
- (b) The request shall be submitted in duplicate, one copy shall be delivered to the Board President and one copy shall be delivered to the Board Secretary.

2. The change request for use of non-pre-approved materials

- (a) Requirements for consideration:

The following requirements are necessary, but not sufficient for consideration of a non-approved shingle.

 - (1) The appearance of the neighborhood shall remain unchanged.
 - (2) The roofing material shall be an architectural shingle with shadow lines and/or relief imitating wood shakes.
 - (3) The roofing material shall have the appearance and color range of weathered cedar shakes.
 - (4) The roofing material shall have a minimum thickness of ½-inch measured at the exposed butt end of the overlap, creating the shadow line or individual thickness of the ply of roofing material.

- (b) No non-wood shingles will be considered without the following:
(Sections 2 and 3 do not apply to pre-approved materials.)

Requests must be submitted in writing. The request must contain:

- (1) Name of homeowner
- (2) Contact phone number
- (3) Lot number
- (4) Address
- (5) The manufacturer of the roofing materials, product brand name, model, style, color, product specification. This information is required for both the main roof shingles and the ridge and hip shingles.
- (6) Location of a home with a roof of the same materials and with a roof pitch similar to those in Highpointe, which is available to the Architectural Control Committee to observe.

The request shall be submitted in duplicate, one copy shall be delivered to the Board President and one copy shall be delivered to the Board Secretary.

The request delivered to the Board President shall be accompanied by a sample of the proposed material and the manufacturer's brochure describing the material and showing the color of the material.

- (c) Consideration for Approval:
- (1) No material shall be considered which does not meet the above requirements
 - (2) No material shall be considered before the Architectural Control Committee has viewed a home with a roof of the proposed material and with a roof with a pitch similar to those in Highpointe.
 - (3) The judgment of the Architectural Control Committee maybe appealed to the full Board. The Board's judgment of whether the proposed roof will maintain the appearance of the neighborhood and whether the proposed roof is sufficiently like wood shake in appearance is final.

3. Pre-Approved Non-Wood Materials:

The standards for all roofs 1 through 4 must be met for these materials to qualify as pre-approved.

- (1) DaVinci Shake by DaVinci Roof Scapes
The only colors of DaVinci Shake pre-approved are Autumn Blend, Tahoe Blend and New Cedar Blend.
- (2) ProShakePlus by U.S. Tile Company

The only color of ProShakePlus pre-approved is Aged Cedar.

- (3) Presidential Shake TL by CertainTeed Corporation
The only color of Presidential Shake TL pre-approved is Autumn Blend.

See Manufacturer's website for list of contractors trained to install their roofing materials.

PENALTY:

In addition to all available legal remedies for enforcement, violation of this Policy will cause a property owner to be subject to fines/penalty under Rule and Regulation 2008-1 Fine Schedule/Right to Hearing.

ADOPTED this 14 day of _____ August _____, 2012__.

Donald Fitzwater

Board Member

Mark R. Hedrick

Board Member

Nancy Behr

Board Member

RDD

Board Member

Yayge

Board Member

Mark S. Whinn

Board Member

Board Member