

Article 9. Roof Replacement (revised July, 2018)

9.1 Specific Objective

Article 4.05 of the Protective Covenants states, "The exterior of all construction on any Lot shall be designed, built and maintained in such a manner as to blend in with the natural surroundings". When Manorwood was built, all homes had Western Red Cedar shake roofs. Replacing with shake was the norm until high quality composition and synthetic roofing became available. In 2002, Roof Replacement Guidelines were published which described the appearance, composition, and quality of acceptable cedar substitutes at the time. Vague descriptions led to roof choices that did not satisfy the covenants. In order to preserve property values and the appearance of homes in Manorwood, volunteer homeowners met to revise the Roof Guidelines after identifying a variety of roofing products that satisfy the HOA's standards for quality and appearance. The 2018 revision is intended to provide guidance to both the homeowners in selecting materials and the ACC in their evaluation process. All projects, whether cedar or cedar substitute need ACC approval BEFORE starting.

9.2 Cedar Shakes

Of above average quality, medium to heavy shakes

9.3 A high dimensional asphalt composition roof product which meets all of the following criteria:

- Minimum weight of 350 lbs per square or heavier
- Minimum wind UL rating of 80 miles per hour
- Class A fire rating
- An appearance, style, and color that falls within the spectrum of cedar roof from pale wood, to gray, to darker reddish brown. Colors that will NOT be considered include, but are not limited to white, red, green, blue, purple, orange or yellow.

9.4 Additional application requirements for roof replacement

(See also Article 1.7 The Application)

To facilitate the ACC Application process, requests should describe the materials to be used including details such as manufacturer, style, color, weight, wind and fire rating. Samples and commercial pamphlets are helpful.

9.5 The following composition roof products have been reviewed by the ACC and may satisfy the above referenced criteria:

- CertainTeed – Presidential Shake
Shadow Gray, Country Gray, Autumn Blend, Aged Bark
- CertainTeed – Presidential TL (tri-laminate)
Shadow Gray, Country Gray, Charcoal Black, Autumn Blend, Aged Bark
- GAF – Grand Sequoia
Weathered Wood, Mesa Brown, Autumn Brown, Cedar, Charcoal Blend
- GAF – Grand Canyon
Black Oak, Sedona Sunset, Stone Wood, Storm Cloud Gray, Dusky Gray
- Owens Corning – Woodmoor Shingles or Woodcrest Series
Chestnut, Granite, Mesquite, Timber
- Pabco – Paramount
Oakwood, Pewter Gray, Weathered Wood

The Architectural Control Committee shall periodically review the above listed roofing materials looking for discontinued products and colors, as well as new colors and new product lines. Any revisions to the Roofing Guidelines shall be submitted to the Board for approval.

There may be other products that meet the criteria and color standards stated above. If a homeowner requests a material not on the above list, he must submit the following to the ACC: technical specifications showing the weight of the product (such as a product brochure), a sample of the roofing material, and the address of at least one home within a 10 mile radius on which the desired roofing material is installed. The ACC may require additional time to evaluate the requested material. The request can be denied if there is insufficient information to make an evaluation or if the material is deemed not to meet the quality and appearance standards of HOA roofing materials.

9.6. Terms of responsibility

All work must be completed in a professional manner. Homeowners should ensure that the manufacturer's roofing installation guidelines are followed to assure a quality installation with appropriate aesthetics.

In the listing of the above reviewed products, the HOA and the Architectural Control Committee make no representations or warranties of any kind on materials (e.g. appearance, efficiency, product life, or wind, fire, algae, or moss resistance), contractors, suppliers, manufacturers, or brands.