

Eagle Lake East Homeowners Association

Guideline for Roof Repair and Replacement

Introduction:

The purpose of the Covenants that govern the community of Eagle Lake East HOA is to enhance and protect the value, desirability and attractiveness of the community. The Architectural Review Committee (ARC), which is appointed by the elected Association Board, is charged with evaluating all proposals submitted by homeowners regarding exterior additions or structural alterations, for design, building materials and color.

Purpose:

The intent of the Eagle Lake East Homeowners roof repair and replacement guideline is to protect the value, desirability and attractiveness of the community, and provide clear and definitive guidance regarding roof repairs and replacement. This was developed specifically for evaluating replacement roofing materials, and provide guidance to both the Homeowner in the materials selection and the ARC in the evaluation process.

Goal:

This standard will establish the design, style, materials, and color intended to accomplish the above stated purpose. The process for reviewing proposed modifications ensures that all projects are developed with consistency and quality that will maintain this common goal.

Policy:

Guidelines:

1. All houses shall be roofed with asphalt shingles unless otherwise recommended for approved in writing by the Architectural Review Committee.
2. All work must be completed 3 months from start.
3. No litter or debris may be stored on the property during the roofing process.
4. No trailers may be stored on the property, unless there is active roof removal and replacement work being conducted.
5. No roofing materials, including but not limited to, decking wood, underlayment, ridge vents, roof vents, shingles, nails, and such, shall be stored on the property visible from the street.
6. Roof overlays are not allowed. Prior to roofing, all existing material must be removed.
7. Any damaged or deteriorating decking must be replaced
8. Ridge vents are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
9. All roof protrusions, such as vents, roof jacks, and vent pipes, must be painted to match the color of the shingles, with exception of the roof vents for gas powered appliances.
10. Skylights of low profile are allowed and must receive prior approval from the Board of Directors, through the ARC committee, prior to installation.
11. Metal roofing materials will be considered for approval only if they simulate the appearance of shingles and are of similar colors to the approved shingle colors.
12. Roof turbines must be on the rear slope of roof, below the ridge of the house, so as not to be visible from the front elevation.

Review:

- **Homeowners must submit all requests for roof replacements for review with the Architectural Review Committee prior to installation.**
- The Architectural Review Committee requires clear and concise information from which to make reasonable decisions.
- The ARC reserves the right to request additional information and may postpone action until all necessary materials have been submitted.
- In order to request additional information, current contact information is essential on the ARC application form. Any errors in the contact information will deem the application as incomplete and will not be reviewed.
- All ARC applications shall include details, such as materials, shingle manufacturer and color to be installed.
- Product warranty is not a consideration of the Association for approval of roofing materials.
- The presence of any material on the list of approved shingle colors shall not be construed as a warranty of the product quality, durability, or reliability. It is the homeowners' responsibility to ensure the quality of any materials used on their home.
- Other higher quality roofing material with the color and appearance of the approved shingle colors will also be considered, but the owner will have to make a case and submit to the ARC Committee an ARC application, along with a full panel sample of the material.

Manufactured by: Owens Corning
Supreme Shingle - Weathered Wood



Supreme Shingle – Brownwood



Tru-Definition Oakridge Shingles- Driftwood



Tru-Definition Oakridge Shingles – Brownwood



Manufactured by: Owens Corning
(continued)
Oakridge Shingles – Driftwood



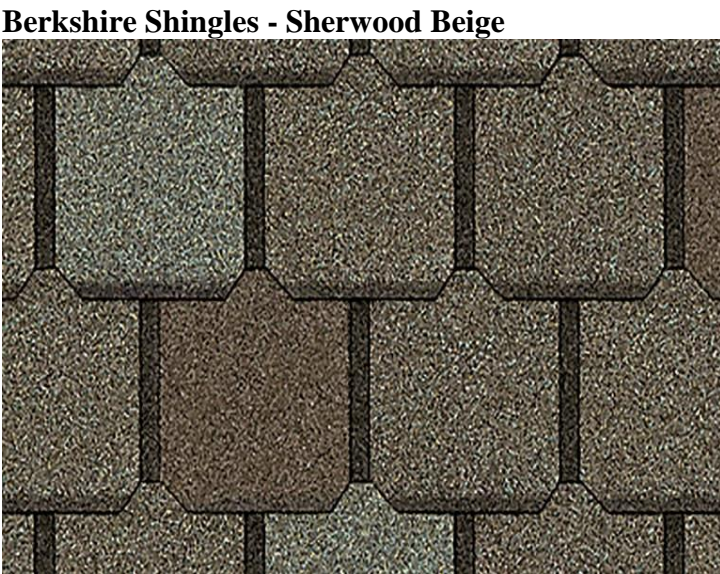
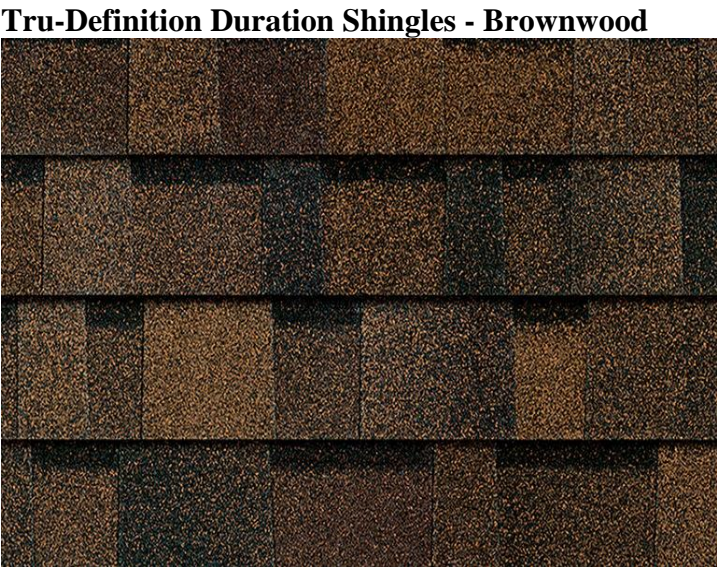
Tru Definition Duration Designer Shingles -
Summer Harvest



Oakridge Shingles – Brownwood



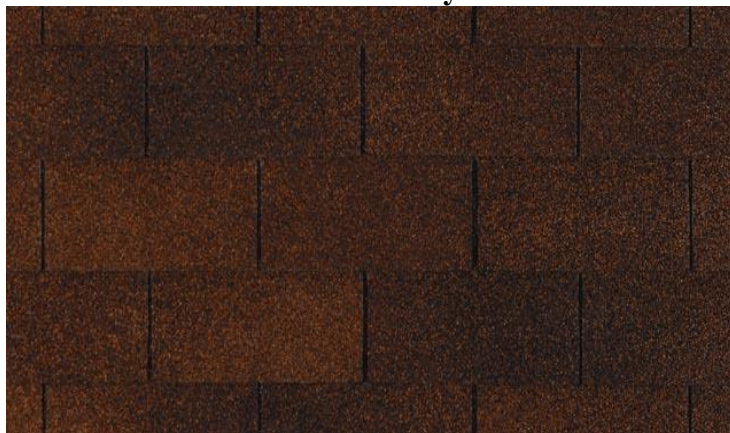
Manufactured by: Owens Corning
(continued)
Tru Definition Duration Shingles- Driftwood



Manufactured by: Tamko –Heritage
Elite Glass Seal - Weathered Wood



Elite Glass-Seal – Rustic Hickory



Heritage Vintage - Charcoal-



Heritage Vintage - Chestnut



**Manufactured by: Tamko –Heritage
(continued)**

Heritage Premium Classic – Weathered Wood



Heritage Premium Classic - Rustic Redwood



Heritage Classic Colors - Weathered Wood



Heritage Classic Colors - Rustic Hickory



**Manufacture: Tamko –Heritage
(continued)
Weathered Wood – Premium Classic**



Rustic Slate – Heritage Premium



Manufacturer: Landmark CertainTeed
Weathered Wood



Colonial Slate



Heather Blend



Burnt Sienna



GAF Timberline shingles

Timberline **Ultra** HD and HD- Weathered Wood



Timberline HD - Hickory



Timberline **Ultra** HD and HD - Barkwood



Atlas Pinnacle Pristine

Pristine Weathered Wood



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Pristine Hickory



Pristine Weathered Shadow



Pristine Heather

