

Roofing Standards for New Roofs

Please contact the Management Company before obtaining bids for new roofs due to the revisions/changes of roofing materials.

The Harbour Heights Community Organization has improved the Roofing Standards. Here are the details:

In accordance with Article C, Architectural Control, Section 3, Standards, aesthetic considerations of harmony of construction, color, city and county ordinances are the determining factors for roofing improvements. All roofing materials shall be limited to either cedar shakes, cedar shingles or other materials that mimic cedar shake in its natural or weathered state. Full sheet samples of proposed roofing materials must be submitted to the Association for written approval. The Association will approve only those replacement roofing materials that maintain the architectural integrity of the neighborhood.

The roofing materials parameters shall include:

A) Color--Shades of brown through gray that are in keeping with the natural color changes that cedar shakes exhibit as it ages and weathers shall be allowed. Colors such as red, blue or green tones are strictly prohibited.

B) Thickness--A minimum of 1/4 inch thick material that creates a shadow line (visual depth) and weight appropriate for harmony in the community.

C) Visual Appearance--It will be necessary to meet at least one of the following:

- 1) Vertical Lines--mimicking the natural ridges of shakes.
- 2) Horizontal Lines--are irregular so as to create variation, a staggered effect.

Failure to comply with the above standards and restrictions is prohibited. Homeowners who violate the standards or who install a roof without the Association's written approval will be subject to further Association action, which could include:

- 1) Notification to stop all installation activities immediately until further Board review.
- 2) Required Removal of any roof not in compliance with current roofing standards.

Products that have been reviewed by the board and meet the minimum requirements are:

- 1) GAF Grande Sequoia
- 2) CERTAINTEED Presidential Shake and Presidential Shake TL
- 3) Owens & Corning Woodmore

NOTE: All roofing projects must be submitted to the Board for approval before proceeding.

ABC Supply Company has made samples available to HHCO residents. If you're interested, please visit <http://www.abcsupply.com>. As other companies come forward with the readiness and availability of samples, we will gladly add them to the list.