

## Silver Firs II HOA

### Policy #61 Alternative Roofing Materials; Updated September 2016

#### Alternative Roofing Materials

Numerous requests have been made to allow Alternative roofing materials on homes that now have wood shake roofs. The main reason given in the requests are fire hazard and short lifespan of wood shingles. The ACC & Rules committees as well as the Board reviewed several products.

Article VII Section 1 of the CC&R's (Covenants, Conditions & Restrictions). The following restrictions are applicable to all properties:

- A. All roofing material in Divisions 6A1, 6A2, 6A3, 6B, 7 & 8A shall be wood shake or approved equal.
- B. **EXEPTION:** Roofing material in Division 6B (Lots 27 through 71) and 8A (Lots 1 through 27). These homes are recommended to meet the conditions above, however they can request for a roofing approval with a roofing weight greater or equal to 250 pounds per square in an approved color.

The Board and the ACC & Rules committees have determined the following products to be an acceptable alternative, for durability, fire protection; esthetics and compatibility with the existing wood shake roofs:

**1. Certainteed Landmark TL** in the shades below:

Aged Bark, Country Gray, Max Def Black Walnut, Moire Black, Mountain Timber, Old Overton, Platinum, and Shenandoah.

**2. Certainteed Presidential Shake TL** in the shades below:

Country Gray, Platinum, Aged Bark, Autumn Blend, Shadow Gray, and Charcoal Black.

**3. Pabco Paramount** in the shades below:

Antique Black, Driftwood, Oakwood, Pewter Gray and Weathered Wood.

**4. Pabco Paramount Advantage** in the shades below:

Antique Black, Oakwood, Pewter Gray, Weathered Wood, and Driftwood

These products are a high profile shingle, which should be compatible with wood shake roofs and are to be installed with a high profile ridge shingle. Any other product would need to be approved by the ACC and Board prior to installation.