
Roofing Restrictions in Red Oak Hills

December 30, 2025

Preamble

Since its founding, roofs in Red Oak Hills have been a defining visual element of the community and a measure of quality consistent with the standards of upscale residential developments. From the original property restrictions allowing only wood shingle roofs—chosen at the time as a symbol of prestige—to the later adoption of laminated composition shingles and other approved alternatives designed to replicate a wood-shingle appearance, the intent has remained the same: to preserve a uniform aesthetic that reflects tradition, upholds standards of quality, and protects property values—safeguarding the investment each resident has made in their home.

Purpose

The purpose of this document is to provide an account of the roofing restrictions that govern most properties within Red Oak Hills. It traces the evolution of these requirements from their origins in 1979, when wood shingle roofs were mandated as a mark of quality and prestige in upscale residential developments, through their amendment to permit several alternate roofing materials — including laminated composition shingles, synthetic shakes, slate, clay tile, and concrete tile — in response to fire safety concerns and evolving construction practices.

By presenting this history, the Architectural Committee seeks to:

- Document the continuity of roofing requirements from the original restrictions to the current Roofing Specifications and Guidelines.
- Document how approvals have been handled over time.
- Explain the rationale behind appearance requirements, including the use of a benchmark shingle color to ensure consistency, fairness, and the protection of property values.
- Reinforce that the current roofing restrictions are rooted in precedent, safety considerations, and the community’s longstanding commitment to uniformity and property value preservation.
- Provide a reliable reference that clarifies the basis for Committee decisions and underscores the importance of compliance with established standards.

This narrative serves as both a historical record and a practical guide, ensuring that residents understand the origins, purpose, and ongoing application of roofing restrictions in Red Oak Hills.

Applicability of Roofing Restrictions

Roofing restrictions apply to 245 of the 273 lots in Red Oak Hills. These 245 lots are bound by property restrictions: the 1979 Declaration of Restrictions, which applies to certain lots, and the 1984 First Amended Declaration of Restrictions, which applies to other lots. The two declarations are identical in substance, differing only in the lots to which they apply and in that lots subject to the 1984 First Amended Declaration of Restrictions require membership in the Homes Association. Each was amended at its respective 20-year anniversary to replace the original requirement that “all roofs will be wood shingles.” The amended roofing restrictions state:

“No building shall be erected, placed or altered, including but not limited to replacement of any roof, on any lot subject to the Restrictions until the building plans, specifications, material and, if applicable, a plot plan have been approved by the Architectural Committee of the Red Oak Hills Homes Association, Inc. Materials and specifications of all roofs must comply with the materials and specifications in effect as approved by a simple majority vote of the membership of the Red Oak Hills Homes Association, Inc.”

The governing “materials and specifications” are the latest edition of the *Red Oak Hills Homes Association, Inc. Roofing Specifications and Guidelines*, adopted by the Association membership in October 2004.

In plain terms, homeowners must obtain advance approval for roofing materials, and the materials must comply with the Roofing Specifications and Guidelines.

Historical Foundation

Roofing requirements in Red Oak Hills have always been central to the subdivision’s design and identity. The original property restrictions mandated that “all roofs will be wood shingles,” establishing both the quality standard and the uniform appearance expected in the community.

Beginning in 1999, portions of the subdivision amended the original mandate by adopting the Roofing Specifications and Guidelines, which permitted several alternate roofing materials, including laminated composition shingles. The remaining areas of the subdivision adopted these standards in 2004. These alternate materials addressed fire safety concerns while also ensuring that roofs in Red Oak Hills maintained a uniform aesthetic consistent with community tradition. Laminated composition shingles were specifically allowed because of their ability to replicate the look of natural weathered wood shingle roofs while also addressing safety concerns.

Since then, nearly all roof replacements have been laminated composition shingle roofs. The Roofing Specifications and Guidelines requirements that laminated composition shingles have shadow lines/relief and color range imitating natural weathered wood shingles or shakes directly trace back to the original mandate.

Both the original and current requirements share the same goal: maintaining a uniform, consistent roof appearance in Red Oak Hills. For wood shingles or shakes, laminated composition shingles, synthetic shingles, and concrete tile, this includes relief requirements designed to replicate the dimensional look of natural weathered cedar shingle roofs. At the same time, all permitted roofing materials — including slate, clay tile, and concrete tile — are subject to consistent color requirements, with Weathered Wood serving as the longstanding reference point for maintaining a cohesive aesthetic. These standards have been part of the subdivision design since its early development and have guided the Architectural Committee’s work for decades.

The Roofing Specifications and Guidelines

First adopted in 1999, and last updated in 2004, the Roofing Specifications and Guidelines establish the governing standards for roofing materials in Red Oak Hills. These Roofing Specifications and Guidelines serve as the controlling reference for all Architectural Committee roofing application approvals and provide the framework for evaluating compliance. The stated goal of the Roofing Specifications and Guidelines for roof replacements is explicit: “that the aesthetic appearance of the subdivision remains uniform.”

Summary of the Roofing Specifications and Guidelines

The Roofing Specifications and Guidelines were adopted as part of the restrictions change that replaced the original requirement that “all roofs will be wood shingles.” This change allowed the use of additional roofing materials while ensuring that the community’s longstanding commitment to uniformity, quality, and property value protection would continue. Each of the alternate materials addressed fire safety concerns while also ensuring that roofs in Red Oak Hills maintained a uniform aesthetic consistent with community tradition. By broadening the permitted materials, property owners in the subdivision balanced evolving safety concerns—particularly fire risk—with the desire to preserve the traditional appearance of Red Oak Hills.

The goal of the Roofing Specifications and Guidelines is to:

- **Preserve neighborhood aesthetics:** Require roofing materials and color standards that are compatible with the subdivision’s established appearance.
- **Protect property values:** Safeguard the quality and value of homes by enforcing consistent standards.
- **Ensure quality and longevity:** Require long-life materials and proper installation practices to maximize roof life.
- **Provide clear approval procedures:** Require homeowners to submit applications to the Architectural Committee before ordering or installing roofing materials.
- **Ensure fairness and enforceability:** Establish enforceable rules that the Board and Committee must apply consistently, with authority to pursue legal remedies for violations.

- **Clarify acceptable materials:** List specific roofing types (wood shingles, laminated composition shingles, synthetic shakes, etc.) and detailed requirements each must meet, including references to “Weathered Wood” color requirements for various types of roofing materials.

In short, the Roofing Specifications and Guidelines serve as the controlling reference for all roofing approvals, ensuring that Red Oak Hills maintains a consistent appearance and that property values are protected across the community.

Roofing Appearance Requirements for Laminated Composition Shingles

The Roofing Specifications and Guidelines require laminated composition shingles to comply with the following requirements related to shingle appearance:

- Shadow lines and/or relief imitating a wood shingle or wood shake, and
- An appearance and color range of natural weathered cedar shingles or weathered cedar shakes.

For consistency, the Architectural Committee applies the second requirement by referencing a benchmark shingle color.

While laminated composition shingles are the most common roof type in Red Oak Hills, the Roofing Specifications and Guidelines also permit other materials, including wood shingles and wood shakes, synthetic shakes, slate, clay tile, and concrete tile. Each of these categories carries its own requirements, all of which reinforce the mandate that the roof’s appearance replicate the look and color of natural weathered cedar shingles or shakes. The Architectural Committee applies a benchmark shingle color across all categories to ensure consistency and fairness, and comply with the explicit goal **“that the aesthetic appearance of the subdivision remains uniform”**.

Benchmark Shingle Color

From the time the Roofing Specifications and Guidelines were adopted, Weathered Wood has been the benchmark color for roofing materials in Red Oak Hills. The Roofing Specifications and Guidelines explicitly reference “weathered-wood” as a required color across multiple roofing categories: slate roofs “must have a weathered-wood color,” clay tile roofs “must have a weathered-wood color,” and concrete tile roofs “must have a weathered-wood look and color.” In addition, Appendix A expressly identifies laminated composition shingle products “in a Weathered Wood color” as deemed compliant. These repeated references to Weathered Wood demonstrate intentionality and consistency.

Accordingly, the Architectural Committee generally treats a laminated composition shingle manufacturer’s Weathered Wood color, if offered, as the manufacturer’s Weathered Wood submission under the Roofing Specifications and Guidelines. Because each manufacturer’s Weathered Wood product may vary in tone and appearance, the Committee evaluates each manufacturer’s Weathered Wood offering individually to verify compliance.

This practice ensures that roofing approvals remain consistent with the requirement that laminated composition shingles imitate the look of natural weathered cedar shingles or shakes, while also maintaining the Roofing Specifications and Guidelines goal of uniformity among roofs subject to the Roofing Restrictions.

The Committee’s approach of treating a manufacturer’s “Weathered Wood” color as the shingle color aligned with the appearance requirements is supported by industry practice. Most laminated composition shingle manufacturers have developed a Weathered Wood shingle color specifically designed to replicate the look of natural weathered cedar shingles or shakes. These industry practices provide clear indicators that the Weathered Wood color itself, and not other manufacturer-offered colors, is intended to correspond to the relief and color range requirements mandated by the Roofing Specifications and Guidelines.

The Committee consistently references each manufacturer’s “Weathered Wood” color when determining whether a roofing application complies with the appearance requirements. When a manufacturer offers a Weathered Wood color, that offering is treated as that manufacturer’s Weathered Wood submission for purposes of applying the Roofing Specifications and Guidelines. In cases where a manufacturer does not offer a Weathered Wood option, the Committee evaluates the manufacturer’s closest equivalent. In recent years, this has included approving Owens-Corning’s Driftwood color as the closest equivalent to other manufacturers’ Weathered Wood offerings. These approvals, like all others, are subject to Committee review under the Roofing Specifications and Guidelines.

Relying on the benchmark shingle color and verifying compliance manufacturer-by-manufacturer supports procedural integrity, fairness and uniform application, while also protecting property values and ensuring consistent roof colors across the community.

Addressing Perceptions of Subjectivity

Because the Roofing Specifications and Guidelines codify the benchmark shingle color and appearance requirements for laminated composition shingles, the Committee’s reliance on Weathered Wood as the benchmark shingle color reflects application of adopted requirements, not subjective preference. This reliance provides a clear reference point and reflects longstanding precedent.

Historical Record of Roofing Approvals

Records of roofing approvals demonstrate consistent use of the benchmark shingle color as the reference standard for roofing approvals and reflect the Architectural Committee’s ongoing interpretation and application of the appearance requirements in the Roofing Specifications and Guidelines. Documentation underscores the continuity of enforcement and the commitment to uniformity, quality, and property value protection — safeguarding the investment each resident has made in their home.

Future Updates to the Roofing Specifications and Guidelines

The Roofing Specifications and Guidelines have provided a consistent framework for decades, balancing tradition, safety, and the protection of property values. To ensure they remain effective and defensible, any future updates should reinforce these priorities, with particular emphasis on preserving neighborhood character and protecting property values for all residents.

Future updates to the Roofing Specifications and Guidelines should be guided by:

- Researching roofing trends in Johnson County, examining requirements in comparable upscale subdivisions, and evaluating various roofing products and emerging technologies.
- Gathering community input through surveys and feedback analysis.
- Assessing the potential impacts of proposed changes on property values, insurance costs, and neighborhood character.
- Minimizing subjectivity by establishing clear, objective standards and adopting enduring visual references for shingle appearance — including approved colors, textures, and finishes — to ensure consistency and long-term protection of property values.

Future requirements will apply prospectively to roof replacements, while existing roofs will remain subject to the requirements in place at the time they were installed. Until new requirements are adopted by a majority vote by Association membership, the Architectural Committee will continue to apply the current Roofing Specifications and Guidelines in all roofing reviews.

By applying future requirements prospectively, while maintaining current standards until new ones are adopted, consistency in appearance is ensured, quality is upheld, and property values are protected.

Conclusion

The roofing restrictions in Red Oak Hills have evolved over time, but their purpose has remained constant: to preserve a uniform, high-quality aesthetic that reflects the subdivision's original design intent and protects the value of every home. The Roofing Specifications and Guidelines provide the framework for achieving that purpose, ensuring that roofing materials and colors remain consistent, durable, and aligned with longstanding community standards. By documenting the history, rationale, and application of these requirements, this report affirms the Architectural Committee's commitment to clarity, fairness, and continuity in all roofing approvals.
