

RED OAK HILLS HOMES ASSOCIATION, INC.
ROOFING SPECIFICATIONS
AND GUIDELINES
October 2004

The following guidelines have been developed after consideration of the aesthetic appearance of proposed roofing and re-roofing materials, the need for uniformity and compatibility with the appearance of roofing materials currently being used in Red Oak Hills, safety, the effect on home values, and the effect on insurance costs. Significant efforts have gone into the consideration of product specifications, color compatibility plus grading and quality of roofing materials so that the aesthetic appearance of the subdivision remains uniform.

Therefore, roofing materials that may be used on homes located in the Red Oak Hills subdivision and subject to restrictions shall be one of the following types, shall adhere to the specific guidelines set forth for that type and shall have the written approval from the Architectural Committee prior to such materials being ordered or installed.

GUIDELINES:

1. WOOD SHINGLES (A sawed wood product)

Number 1 Grade with minimum 0.40 inch thickness measured at the butt. Shall not be installed over an existing shingle or shake roof. Usually installed without an underlayment of paper.

2. WOOD SHAKES (A split wood product)

Number 1 Grade with minimum 1/2 inch thickness measured at the butt. Shall not be installed over an existing shingle or shake roof. Must be installed over an underlayment of 30 lb. roofing felt.

3. SLATE

Subject to preliminary Architectural Committee approval as to whether deemed appropriate for the particular home. If approved, such material shall be of uniform size and color; and, installed over roofing felt with a 30 lb. minimum. Shall not be installed over an existing shingle or shake roof. Must have a weathered-wood color.

4. CLAY TILE

Subject to preliminary Architectural Committee approval as to whether deemed appropriate for the particular home. If approved, such material shall be of uniform size and color; and installed over roofing felt with a 30 lb. minimum. Shall not be installed over an existing shingle or shake roof. Must have a weathered-wood color.

5. CONCRETE TILE

Must have a weathered-wood look and color, textured to resemble wood shingles or wood shakes, have a dull or matte surface, and be installed over 30 lb. roofing felt. Shall not be installed over an existing shingle or shake roof.

6. LAMINATED COMPOSITION SHINGLE

- A. Must have shadow lines and/or relief imitating a wood shingle or wood shake in appearance.
- B. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes.
- C. Required to be installed with open sheet metal valleys and flashings. (The shingles themselves may not be used to form closed valleys).
- D. Required to be installed with matching preformed ridge and hip shingles that imitate wood shingles or wood shakes in appearance. .
- E. Required to be installed over an underlayment of 30 lb. roofing felt.
- F. Required to be installed over solid decking (sheathing) placed either directly on the roof rafters or atop existing spaced sheathing lumber. Shingles shall not be installed over an existing shingle or shake roof.
- G. Manufactured to create a shadow line at the exposed butt end of overlap.
- H. Minimum 300 lbs/square. A square being 100 square feet as installed.
- I. Must be "Class A" fire-rated material as determined by Underwriters Laboratory (UL).
- J. Any roof must have a minimum life of 50 years.

7. SYNTHETIC SHAKE SHINGLES

- A. Must have shadow lines and/or relief imitating a wood shingle or wood shake in appearance.
- B. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes.
- C. Required to be installed with open sheet metal valleys and flashings. (The shingles themselves may not be used to form closed valleys.)
- D. Required to be installed with matching ridge and hip shingles that imitate wood shingles or wood shakes in appearance.
- E. Required to be installed over an underlayment of 30 lb. roofing felt.
- F. Required to be installed over solid decking (sheathing) placed either directly on the roof rafters or atop existing spaced sheathing lumber. Shingles shall not be installed over an existing shingle or shake roof.
- G. Minimum 3/16 inch thickness measured at the exposed butt end creating a shadow line.
- H. Minimum 250 lbs./square. A square being 100 square feet as installed.
- I. Must be "Class A" fire-rated and "Class IV" hail-rated material as determined by Underwriters Laboratory (UL).
- J. Any roof must have a minimum life of 50 years.

8. FLAT ROOFS (and roofs with a slope of less than 3:12)

In addition to the materials permitted herein, subject to Architectural Committee approval, built up asphalt or single ply elastomeric membrane may be used.

In addition to the above requirements, the minimum building code requirements and the minimum requirements of "The NRCA Steep Roofing Manual", published by the National Roofing Contractors Association, shall be followed for materials and installation guidelines.

These guidelines have been adopted to maintain the high quality and value of the homes in our subdivision, and provide homeowners with details on acceptable replacement roofing materials and the procedures necessary to obtain the required Board approval for re-roofing their homes. **THESE GUIDELINES ARE NOT A RECOMMENDATION OR ENDORSEMENT BY THE BOARD OF DIRECTORS, THE ARCHITECTURAL COMMITTEE, THE ROOFING RESTRICTION COMMITTEE, OR THE RED OAK HILLS HOMES ASSOCIATION, INC. OF ANY ROOFING MANUFACTURER OR PRODUCT OR ANY ROOFING CONTRACTOR OR INSTALLER.**

In adopting these guidelines, the Board makes no representation as to the quality, useful life, safety or any other characteristics of any roofing materials or their installation. The responsibility to engage a reputable, competent roofing contractor to install a replacement roof, choose a quality roofing material, and installation, remains solely with each homeowner.

ADDITIONAL CONSIDERATIONS

The following should be considered when planning to re-roof your home.

1. When considering Slate, Clay Tile or Concrete Tile materials, the roof framing may need to be reinforced to carry the additional weight of the materials.
2. When installing any roofing material, ventilation requirements should be considered by the homeowner with the advice of a roofing contractor.
3. All rubber collars and similar vent fittings should be replaced during re-roofing as these components are frequently the source of leaks.

APPROVAL PROCEDURES FOR ROOFING AND RE-ROOFING

Each homeowner is required to complete and submit a Roofing Application seeking approval of the Architectural Committee of the Red Oak Hills Homes Association, Inc. at least thirty (30) days in advance of ordering roofing or re-roofing materials or their installation, using the form approved and supplied by the Board.

In an emergency, the Committee may waive the 30-day advance approval requirement when the homeowner has indicated on the Application submitted to the Committee that approval is being sought on an emergency basis and facts support the request.

Application forms may be obtained from the Chair of the Architectural Committee. All completed Applications and attachments, including those for emergency roof replacements, should be submitted to the Chair. The Chair will arrange for the appropriate Committee review and approval within thirty (30) days of submission of a complete Application, unless not reasonably possible.

ARCHITECTURAL COMMITTEE DESCRIPTION

All directors of the Red Oak Hills Homes Association: Inc. shall be members of the Architectural Committee. The Chair of the Committee will be selected by the Board of Directors from its members. For Committee approval, any three members of the Committee must review a submitted Application and its attachments to determine compliance with the approved Roofing Specifications and Guidelines. The Chair of the Committee will be responsible for arranging for the appropriate Committee review and approval within thirty (30) days of submission. The members of the Architectural Committee will not have the authority to grant exceptions to the Roofing Specifications and Guidelines as approved by the members of the Red Oak Hills Homes Association. Inc.

ENFORCEMENT OF GUIDELINES

The Board has adopted these guidelines and procedures for obtaining written approval in a manner which will make homeowner compliance as easy as possible. To fulfill its duties under the declaration creating Red Oak Hills Homes Association. Inc. and to protect and preserve the character of Red Oak Hills and the home values of all homeowners in the subdivision, the Board will strictly enforce these guidelines to the full extent allowed by law. Enforcement may include, where appropriate applying to any court of competent jurisdiction seeking an injunction, mandatory or otherwise, to prevent a breach or to enforce the Restrictions and these Guidelines and/or assessment of fines where appropriate.

Appendix A

EXAMPLES OF LAMINATED COMPOSITION SHINGLES

Subject to Architectural Committee review and approval upon submission of a Roofing Application, the following products in a Weathered Wood color are deemed to meet the Product Guidelines for laminated composition shingles:

1. CertainTeed - Presidential
2. Elk - Prestique Plus
3. GAF - Timberline Ultra
4. Tamko - Heritage 50

The above products are set forth for informational purposes only and ARE NOT A RECOMMENDATION OR ENDORSEMENT BY THE BOARD OF DIRECTORS, THE ARCHITECTURAL COMMITTEE, THE ROOFING RESTRICTION COMMITTEE OR THE RED OAK HILLS HOMES ASSOCIATION, INC. OF ANY ROOFING MANUFACTURER OR PRODUCT.

Homeowners should be advised that some manufacturers move in and out of the market, some may have financial problems, and not all products are available from all roofing contractors. The buyer should ask pertinent questions of the contractors and suppliers in order to ascertain their stability and reliability.