

FOUR SEASONS - ROOFING RULES

Background

The primary purpose of the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions (“Declaration”) of the Four Seasons Homeowners Association (“HOA”), which are agreed to by each owner when purchasing property within HOA, is to enhance and protect the value, desirability, and attractiveness of our neighborhood. The value of our neighborhood is enhanced by the consistency in character and high quality appearance of homeowner properties. The Architectural Committee, which is appointed by the elected HOA Board of Directors, is charged with evaluating all proposals submitted by homeowners regarding exterior home and property changes and improvements. This includes approving requests for roof replacements.

Articles 1.12 and 5.2 of the Declaration establish that roofs may not be replaced in the HOA without first obtaining approval from the Architectural Committee. These Roofing Rules are developed specifically to establish the roofing requirements for both the homeowners in selecting materials and the Architectural Committee in their evaluation process.

Originally, all roofs in HOA, with the exception of those in the Heights and the Villas,¹ were required to be cedar shake, with medium and heavier, and above average quality, shakes. In March 2005, after months of discussions, the HOA Board voted to allow “composition base fiberglass roofing with no less than 350 pounds per square weight with an appearance, style, and color that represents a cedar roof from new to aged shakes (examples are CertainTeed Presidential Bark Brown, Wood Tone, and Autumn Blend).” In 2008, the Architectural Guidelines were updated to more specifically list approved roofing materials.

In 2013 and 2014, members of the Board, along with the assistance of several volunteer homeowners, reviewed the available roofing materials to identify available composite roofing materials that meet the HOA’s standards for quality and appearance and, accordingly, updated the permissible materials. In 2015 the Roofing Rules were updated to reference the new Declaration, which was approved by homeowners in October 2015.

Approved Replacement Roofing Materials

1. Cedar Shakes – of above average quality medium to heavy shakes.
2. Composition Dimensional Shingles – must be approximately 350 pounds per square weight or heavier with an appearance, style, and color that falls within the spectrum of a cedar roof from new to aged shakes.

The following specific composite roofing materials are pre-approved for use:

- **CertainTeed Presidential.** Approved Colors: Autumn Blend, Shadow Gray, Country Gray
- **Pabco Paramount.** Approved Colors: Oakwood, Weathered Wood
- **GAF Grand Sequoia.** Approved Colors: Autumn Brown and Weathered Wood
- **GAF Timberline Ultra HD.** Approved Colors: Mission Brown and Weathered Wood. Please note that there is GAF Timberline HD roofing in these approved colors and the HD is NOT an approved material. It must be **Ultra HD**.

To use a pre-approved roofing material, notify the Architectural Committee of your selected roofing material at fourseasons.archcommittee@yahoo.com. No further specific approval is required before beginning your roofing project, but you must notify the Architectural Committee before the project begins so that your approved project will be appropriately documented and the Architectural Committee can confirm that the material installed is the approved material.

¹ The Heights and the Villas were permitted to continue to use lower-grade (e.g., three-tab) composition material they had historically used.

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There may be other products that meet the required design and color standards stated above. If a homeowner requests a roofing material that is not pre-approved, however, the homeowner must submit to the Architectural Committee the technical specifications showing the weight of the product (such as a product brochure) and a sample of the desired roofing material, as well as provide the address of at least one home within a 10 mile radius on which the desired roofing material is installed. The Architectural Committee shall have 45 days to evaluate the requested material. The Architectural Committee can deny the request if there is insufficient information from which to evaluate the specifically requested material or if, in the sole discretion of the Architectural Committee, the roofing material is deemed not to meet the quality and appearance standards of HOA roofing materials.

All work must be completed in a professional manner. Homeowners should ensure that the manufacturer's roofing installation guidelines are followed to assure a quality installation with appropriate aesthetics.

The Architectural Committee, Board, or any subcommittee convened by the Board or Architectural Committee, shall periodically review the pre-approved roofing materials, including considering any new manufacturers, product lines, or colors and reviewing for discontinued colors. Any revisions to the Roofing Guidelines shall be submitted to the Board for approval.

In the above listing of "Approved Replacement Roofing Materials," the HOA and the Architectural Committee make no representations or warranties of any kind on materials (e.g., appearance, efficiency, product life, or wind, fire, algae, or moss resistance), contractors, suppliers, manufacturers, or brands.

Changes Relating to The Heights & The Villas

The Heights HOA has been disbanded and the Villas has disbanded its Architectural Committee and requested that HOA govern architectural approvals. Historically, these areas, out of deference to their separate sub-HOA governance, were exempted from the roofing materials requirements of the rest of the HOA. In light of the changes in governance, in 2014 this exemption was deemed no longer appropriate. In deference to the previous representations to homeowners, those who purchased applicable properties before December 31, 2013 remain exempted from the higher-grade composition requirement. They must still obtain approval for roof replacements and must still choose a color that is within the range of approved colors for the rest of the HOA. Homes purchased on or after January 1, 2014, however, are subject to these Roofing Rules in full and must install materials as set forth herein.

Shared Roofs

Homes that share a common wall may be re-roofed separately, depending on the situation and the available technology. Homeowners should check with their sub-HOA, if applicable, before requesting permission for re-roofing.

Appeals

A homeowner can appeal any denial by the Architectural Committee to the HOA Board. Email fourseasons.president@yahoo.com to request an appeal, detailing the original request and denial. Unless deemed an emergency, appeals will be discussed during HOA regularly-scheduled Board meetings.