

Summerwind Homeowner Association
Rules and Regulations Amendment Number 3
Approved by Board March 1, 2006

RE: Architectural Control/Roof Materials Section 5.5

The change to the rules regarding roofing materials arose from the Board's desire to improve upon and clarify the requirements for laminated asphalt shingle roofs.

The rules had been changed several years back to allow laminated shingles. Due to the change in the available materials, the rules needed to be updated. Specifically, the need to identify other markers of performance besides warranty period was identified. The performance markers up for consideration were: Warranty Period, Wind Rating, and 'Weight per Square'.

The revised rule concerning roofing contains the newest updates for acceptable materials to be considered. It is the Board's position that the revised and enhanced parameters adopted will aid homeowners in replacing a cedar shake roof with a quality product that will not only last; but also maintain an appearance similar to the original shake roofing.

These changes were reviewed and unanimously approved by the board.

Rule 5.5 (REVISED MARCH 1, 2006)

The possible acceptable materials for roofing repair/replacement the ACC will consider are:

CEDAR SHAKES: The present roofing material.

LAMINATED ASPHALT SHINGLES: These materials give an appearance similar to our original cedar shake roofing. Laminated asphalt shingles are required to meet both aesthetic and performance requirements, as set forth by the ACC.

The type and color selection of laminated asphalt shingle must be approved by the ACC before the roofing project begins. The colors that will be considered are tans, grays, browns and blacks. The shade will be based on the Presidential TL color chart for tan (wood tone), gray (shadow gray), brown (bark brown), and black (charcoal black). The approved color will also be based on shades with a darker than neutral tendency.

The manufacturer's warranty period of the laminated asphalt shingle shall not be less than 50 years.

The manufacturer's wind rating of the laminated asphalt shingle shall not be less than 90 mph.

The manufacturer's 'weight per square' of the laminated asphalt shingle shall not be less than 350 lbs per square.

All loading specifications are the responsibility of the homeowner.

Some common commercial products that meet the aforementioned requirements are:

1. ***GAF*** - Timberline Grand Sequoia / Grand Canyon
2. ***CertainTeed*** - Presidential / Presidential TL
3. ***Elk*** - Domain Winslow
4. ***Owens Corning*** - Woodcrest

Materials not to be considered are: cedar shingles, metal, slate, hot tar, torchdown, concrete, tile, composite, laminated asphalt shingles not meeting the aforementioned requirements, and asphalt shingles that are single 3-tab (non-laminated). Please note our original roofing materials are cedar shake - not shingles.