

ACCEPTABLE ROOFING MATERIALS AND RECOMMENDATIONS REGARDING INSTALLATION OF SAME

The intent of this Architectural Control Bulletin is to supplement Article III, Section 5 of the *Declaration of Covenants, Conditions and Restrictions for HIGHLANDS NORTH*. In pertinent part, said provision, as originally executed on January 1, 1983, reads as follows:

Section 5. Roofs. All buildings...must have a roof of wood shingles, slate, and/or metal, unless otherwise approved by the Architectural Committee.

Section 5 was later amended by variance so as to permit installation of two specific types of composition shingles. After additional study, and in light of recent developments concerning the characteristics, desirability and installation costs and methods associated with available roofing materials, the Architectural Committee recommends further expansion of the acceptable roofing materials to generally include composition shingles meeting the following criteria:

GENERAL DESCRIPTION

A premium, super-heavyweight, high-definition, laminated asphalt composition shingle, constructed of multiple plies of asphalt and premium, fire resistant fiberglass mat with adhered decorative granules on the top and bottom surface, that presents a multi-dimensional appearance in strict resemblance to weathered wood shake shingles in color for visual depth and natural perception.

1. Must carry a minimum thirty (30) year manufacturer's warranty.
2. Must be a premium, super-heavyweight, high-definition, multi-dimensional appearance with the greatest resemblance to weathered wood shake shingles, both in depth and perception.
3. Must be laminated and multiple-ply.
4. Overlayment with the new roofing over the existing wood shake shingles is not recommended, and products requiring overlayment will not be permitted.
5. Must be of a color most closely resembling weathered wood. Without limiting this restriction, the Architectural Committee specifically notes that lighter colors such as beige, tan, cream, silver and light gray, and non-traditional colors such as red, green and blue, do *not* fit this description and are unacceptable.

TECHNICAL DESCRIPTION

Product Description	Premium, Architectural Shingle
Product Size	13.25" x 39.63"
Exposure	5' - 6" Nominal

HIGHLANDS NORTH HOMEOWNERS' ASSOCIATION

Slope Requirements	Minimum 4" in 12"
Federal Specification	SS-S-001534 (GSA-FSS)
ASTM	D 3018-82 Type I, Fire D 3161-81, Type I, Wind E 108-83, Fire Spread
Underwriters Laboratory (UL)	Class A
Warranty	Thirty (30) Year

Examples of currently acceptable composition roofing materials include the previously approved *Elk Prestique Plus* with *Z-Ridge* and *GAF Timberline Ultra*, both in Weathered Wood color.

GENERAL CONDITIONS FOR INSTALLATION

The Architectural Committee recommends that the original roofing material must be removed, and new exterior grade plywood decking material installed. Plywood decking should be a minimum of 15/32" or greater for 16 inch rafter separation, or of 5/8" or greater for 24 inch rafter separation, installed with clips and proper separation for expansion and contraction allowances, as recommended or required by local jurisdiction and codes. Attachment to existing construction should be in strict accordance with APA or local jurisdiction requirements and codes. Decking should be covered with minimal underlayment materials installed in strict accordance with the manufacturer's recommendations and industry standard manuals and practice.

Installation of new plywood decking material requires the installation of proper and adequate ventilation of the attic space. The amount of venting typically supplied for wood shake shingle roofs is usually insufficient when wood shingles are replaced by composition shingles over plywood decking. The number, size and type of new vents varies according to the overall size of the roof and location, and should be determined in accordance with the local jurisdiction requirements and code, and that of industry trade practices. Painting of the sheet metal vents should be of a color consistent with the color of the roof and house.

PURPOSE OF RECOMMENDATIONS AND REQUIREMENTS

The purpose of the foregoing recommendations and requirements is to ensure the use of the highest quality, premium roofing material available as of the date of the installation in order to preserve, protect and enhance the value of the properties in Highlands North. Nothing stated in this Bulletin is intended as an endorsement of composition shingles over wood, slate or metal shingles. The Architectural Committee does not hereby express any opinion regarding the characteristics of these various materials for safety, durability, effectiveness or the like. Nor does the Committee express any opinion as to the insurability of these materials or of any particular roof system, installation method or technique.