

## 2.25 Roof Replacement Projects (ACC approval is required)

All roof replacement projects that replace an existing roof need ACC approval before starting the project.

For cedar shake homes: For homes with cedar shakes, alternative roofing products will be considered with ACC approval before work commences.

### A) A high dimensional fiberglass composition roof product which meets all of the following criteria:

- Minimum weight of 350 lbs. per square.
- Minimum wind UL rating of 80 miles per hour.
- Class A fire rating.
- Pumpkin-tooth cut.

The following composition roof products have been reviewed by the ACC and may satisfy the above-referenced guidelines:

#### 1. CertainTeed – Presidential Shake

\*CertainTeed – Pre-Approved Colors include

- Shadow Gray
- Country Gray
- Autumn Blend
- Charcoal Black
- Aged Bark

#### 2. CertainTeed – Presidential TL (tri-laminate)

\*CertainTeed – Pre-Approved Colors include

- Shadow Gray
- Country Gray
- Autumn Blend
- Charcoal Black
- Aged Bark

#### 3. GAF – Grand Sequoia

\*GAF – Grand Sequoia Pre-Approved Colors include

- Weathered Wood
- Mesa Brown
- Charcoal
- Autumn Brown

#### 4. GAF – Grand Canyon

\*GAF – Grand Canyon Pre-Approved Colors include

- Black Oak
- Sedona Sunset
- Stone Wood
- Storm Cloud Gray

#### 5. Owens Corning – Woodmoor Shingles

\*Owens Corning – Woodmoor Shingles Pre-Approved Colors include

- Chestnut
- Granite
- Carbon

- Mesquite
- Timber

6. Owens Corning – Woodcrest Series

\*Owens Corning – Woodcrest Series Pre-Approved Colors  
Same color names as Owens Corning Woodmoor.

7. Pabco – Paramount

\*Pabco Paramount Pre-Approved Colors include:

- Antique Black
- Oakwood
- Pewter Grey
- Weathered Wood

B) One of the following alternative roofing products:

- Concrete Shake
- Concrete Tile
- Stone-Coated Steel Shake
- Stone-Coated Steel Tile
- Synthetic Shake
- Rubber Shake

In order for any of the above alternative products to be approved by the ACC, they must meet all of the following criteria:

- Brown or grey tone color. Colors that will not be considered include, but are not limited to, white, red, green, blue, purple, orange or yellow.
- Minimum wind UL rating of 80 miles per hour.
- Class A fire rating.

All such alternative roof products must closely blend with the coloration, design, and overall appearance of a shake roof as well as the Community.

The following alternative roof products have been reviewed by the ACC and may satisfy the above-referenced guidelines:

- Concrete Shake
  - MonierLifetile – Cedarlite
  - MonierLifetile – Duralite Shake, Split Shake
  - MonierLifetile – Homestead, Shake, Split Shake
- Stone-Coated Steel Shake
  - Gerard Stone-Coated Steel Shake
    - Windsor
- Stone-Coated Steel Tile
  - Gerard Stone-Coated Steel Tile
    - Driftwood
    - Mahogany
    - Charcoal
- Rubber Shake
  - Euroshake – Rubber Roofing System
    - Natural or Weathered Wood

For 3-tab homes:

Homes previously having a 3 tab shingles must now use a high dimensional fiberglass laminated composition product, also known as architectural shingles.,. All such composite shingles must closely match the coloration, design and overall appearance of the existing roofs in the neighborhood.

All shingles must extend to the same point horizontally (i.e. not the pumpkin tooth design), have a Class A fire rating and a minimum wind resistance of 70 mph.

The following composition roof products have been reviewed by the ACC and satisfy the above referenced guidelines.

1. Owens Corning Oakridge OR Duration Premium and Duration Shingle
  - Brownwood
  - Driftwood
  - Onyx Black
  - Estate Gray
  - Teak
  
2. CertainTeed Landmark 30/40/50(Lifetime)
  - Black Walnut
  - Moire Black
  - Burnt Sienna
  - Heather Blend
  - Mountain Timber
  - Thunderstorm Gray
  - Driftwood
  - Weather Wood
  
3. Pabco Premier 30/40 Year
  - Driftwood
  - Pewter Grey
  - Harvest Brown
  - Antique Black
  - Mocha
  - Prairie Wood
  - Weathered Wood
  
4. GAF-ELK Timberline Ultra HD Shingles
  - Barkwood
  - Charcoal
  - Hickory
  - Mission Brown
  - Slate
  - Weathered Wood