9. Roofing: New, Replacement or Repairs

Design Committee approval is required for all roofing except where stated below. New roofs must conform in design and materials to the existing structures within each neighborhood. The Design Committee has listed several roof materials and colors that can be applied for and approved through the Association Office. Any roofing material or color not on the Preauthorized List must be reviewed by the Design Committee before being installed.

Design Committee approval is not required for simple repairs or replacing less than 10% of roofing material, provided the same exact type of material and color is used and the repairs do not alter the exterior appearance or roofline of the residence in any way

A. The slope of a built-up roof shall not exceed 2:12 inches.

B. Flat roofs may be finished with built-up tar and gravel in colors of dark brown to red-brown or gray to blue gray only. Flat top roofs, shed roofs or roofs with a lesser pitch that the existing dwelling may be permitted, provided that:

1) They are not visible to the street or neighboring properties.
2) A Neighbor awareness form is submitted from all adjacent and abutting neighbors.
3) No roof shall exceed thirty (30) inches overhang into any setback or maintenance easement.
4) A copy of the City & County permit should be submitted to the Design Committee prior to the installation of any new or replacement roof and must be submitted prior to the close out inspection
5) Homeowners must comply with all other existing Design Committee and City & County rules, regulations and requirements.

C. Corrugated roofing materials or standing seam roofing are prohibited.

Application Packet Requirements:
☐ A complete Approved Product Roofing application form signed by the Homeowner
OR
   ☐ A complete Design Committee application form signed by the Homeowner
   ☐ A shingle size sample showing material and color.
   ☐ Picture of existing property showing the existing roof from the street