

ROOFING GUIDELINES

The following guidelines are established by the ACC and will be used in determining the acceptability of the different roofing materials submitted for approval.

The goal of these guidelines is two-fold: First, to provide a reasonable choice of high quality materials that will be in keeping with the harmony and conformity as described in Article 14 of the CCR's, and second, to maintain or improve the property value of the homes within the Forest Trails community.

Roofing materials submitted for approval shall meet the following criteria: (Note 7)

- ◆ Roofing products shall be of shake or shingle design style, and may be made of the following materials:
 - Cedar shakes.
 - Asphalt/composition shingles must weigh at least 350 pounds per square (Note 2)
 - Stone-coated steel.
 - Synthetics (Note 5)
 - Tile or Slate (Note 6)
 - Approved ventilation options include "Ridge Vent" systems, or the low-profile "mushroom" vents

The following materials will not be approved: (Note 7)

- ◆ Rolled asphalt/composition roofing. (of any weight or color)
- ◆ Conventional asphalt/composition shingles. (commonly referred to as 3-tab)
- ◆ "Standard" laminated, "Dimensional," or "Architectural-styled" asphalt / composition shingles weighing less than 350 pounds per square. (Notes 2, 3)
- ◆ "Standing Seam" metal roofing. (Long vertical sheet metal running from the ridge to the eaves)
- ◆ Large, rotating "Can" vents are not authorized.

Notes:

1. **All replacement roofing products (except replacement by what is currently on the roof) must be submitted to the ACC for approval prior to installation.**
2. A square is a 10' x 10' area (100 square feet)
3. "Standard" laminated, "Dimensional," and "Architectural-styled" are terms used by the roofing industry to describe various types of asphalt/composite shingles. Although these products are not a "3-tab" shingle, they weigh less than 350 lbs/sq and typically use coloration to create an illusion of depth.
4. Synthetic materials may include polymers, plastics, polyurethane, and other man-made materials. There are a wide variety of these materials on the market today, and the approval of such will be on a case-by-case basis according to the guidelines in Article 14.
5. While tile and/or slate are considered an acceptable material, the weight of the material may require an engineering study/architectural survey as well as additional structural modifications. Approval for tile and/or slate will be on a case-by-case basis.
6. The Forest Trails ACC does not endorse or recommend any specific manufacturer, brand name, or installer.
7. **The ACC recognizes that changes in roofing technology may affect some of the requirements and/or restrictions. Approval of any new technology roofing materials will be on a case-by-case basis.**

ACC APPROVAL IS REQUIRED FOR ALL EXTERIOR ALTERATIONS BEFORE START OF WORK
