

First Hyland Greens Association (FHGA)

Passed
Adopted
7/17/12

ALTERNATIVE ROOFING MATERIALS POLICY

Prior to 1994 all roofs in Hyland Greens needed to be split cedar shake shingles. In 1994 the Rules & Regulations for Architectural Control were modified by the Board to allow other roofing materials. This is a 2012 update of the 1994 Guidance.

1. Split shake shingle roofing continues to be allowed by FHGA. An ACC request form must be submitted for consideration and formal written approval is required.

The First Hyland Greens Architectural Control Committee will consider roofing materials other than the original shake shingles that were originally installed. Alternative roofing materials must meet the guidelines as shown below. Homeowners wishing to replace their roof must submit an ACC request form.

2. All roof replacement projects must be approved by the Architectural Control Committee in writing before commencing.

The Architectural Control Committee uses the following criteria in making its decisions on specific products:

Physical Texture - Any alternative roofing material should have a visual appearance and texture similar to shakes. The most important aspect of "texture" is that the roofing materials have enough thickness to cast shadows similar to split cedar shake shingles. (Note: The "casting a shadow" requires enough thickness to the shingles to actually cast a visual shadow where the parts of the shingle overlap. This effect cannot be met solely by color variation such as a defined black strip area to simulate a shadow.)

Color - Colors should be in the darker tones (e.g., grays and browns) which have a color effect similar to shakes. Very deep colors or lighter colors result in too great a difference in visual appearance from house to house. Whites, reds, blues, greens, dark blacks, and similar striking colors will not be approved.

Color Variation - Some alternative roofing materials come in solid colors and others (particularly premium asphalt materials) come with color variations. The Board believes that color variations accentuate the visual similarity to a shake roof. Non-random color variations (patterns) will not be approved.

3. The following alternative roofing products are considered to be incompatible with houses in the First Hyland Greens development and will not be approved.

Smooth Metal Roofs; Composition Shakes (fiberboard); Tile; Slate; and "Standard Asphalt Shingles" (such as T-Lock and 3-Tab shingles).

4. "Enhanced" (Heavy/Dimensional) Premium Asphalt Shingles

These are asphalt shingles which are built-up to the point that they cast a shadow. They also usually have random color variations which enhance the shadow/depth appearance. They also do not have obvious "fake shadow" coloring. The FHGA has an updated list of approvable and

non-approved products. This list is expected to change as manufacturers add new products and phase out other products. Homeowners may submit products which are not currently on this list for consideration

under the criteria listed in section 2 (above). A sample board and an address where this product is installed should be provided with such a request.

Important Note: A number of shingle manufacturers label their products as "premium" and/or "high definition." Just because the advertising literature claims these designations does not mean that these products meet FHGA criteria.

5. **Additional Products**

There are a number of additional products which can meet the FHGA criteria. However, because these products are often a significantly higher cost, they are not proposed by homeowners very often. Therefore, the Board cannot keep a list of approvable products. Following is a list of roofing categories which homeowners can research to determine if they wish to propose one of these products. In reviewing such a product, it may take a longer time for the review.

Fiber-Cement or Cement Shake Shingle "Look-Alikes" - These products are formed from a cement-fiber mix to look like shakes and they have the thickness to cast visible shadows.

Steel Granulated Shake Shingle "Look-Alikes" - These products are sheet metal formed to look like shakes and covered with stone granules.

"Plastic" Shake Shingle Products - These are products are made of materials we would commonly call "plastic" and are formed to look like wood shakes.

6. **Decision**

The Architectural Control Committee retains the right to reject any roofing material and/or color including the right to reject materials or colors which were previously approved for other houses in the neighborhood.

Homeowners can appeal any decision made by the Architectural Control Committee by filing a written appeal or attending a regularly scheduled Board of Directors meeting.

Prepared as continuing guidance for
the First Hyland Greens Association

Date: April 30, 2012

FHGA Draft Roofing Policy.doc

FHGA - Asphalt Roofing Products - April 30, 2012

<u>Approved</u>	<u>Manufacturer</u>	<u>Product</u>	<u>Comments</u>	<u>Not Approved Colors</u>
YES	<u>Wood Shakes</u>	Split Cedar Shakes	Various Manufacturers	
<u>Very High Definition Shingles</u>				
YES	CertainTeed	Presidential Shake TL		Charcoal Black
YES	CertainTeed	Presidential Shake		Charcoal Black
YES	CertainTeed	Presidential Shake IR	Impact Resistant	
YES	GAF	Grand Canyon		Moss Green & Black Oak
YES	GAF	Grand Sequoia		Charcoal
YES	Owens Corning	Woodmoor		Carbon ??
YES	Owens Corning	Woodcrest		
YES	Tamko	Heritage Vintage		Charcoal
<u>High Definition Shingles</u>				
YES	CertainTeed	Landmark TL		Moire Black
		Landmark & Landmark Pro		Birchwood, Cottage Red, Hunter Green, Moire Black, & Silver Birch
YES	CertainTeed	Pro		
YES	GAF	Timberline - Ultra HD		Charcoal, Hunter Green, & White
YES	GAF	Timberline - HD		Birchwood, Charcoal, Hunter Green, & White & Fox Hollow Gray ??
YES	GAF	Armoursheid II	Impact Resistant	Charcoal
YES	Tamko	Heritage Premium "50"		Rustic Black, Olde English Pewter, & Rustic Evergreen
YES	Tamko	Heritage "30"		Rustic Black, Olde English Pewter, & Rustic Evergreen
<u>Lower Definition Shingles</u>				
NO	Standard Asphalt	T-Lock & 3-Tab Shingles	Various Manufacturers	
NO	GAF	Timberline Natural Shadow		
NO	Owens Corning	Duration & TruDefinition Duration		
NO	Owens Corning	Oakridge		