

Skyline Woods Architectural Control Committee Policy Regarding Roofing Materials

BACKGROUND

The Restrictive Covenants were created March 30, 1981 to establish and maintain standards for the beauty, continuity, integrity and uniqueness of Skyline Woods. Paragraph 4 establishes the Architectural Control Committee and Paragraph 9 authorizes of the Committee to modify or waive covenants and restrictions. Paragraph 7 (N) directs "All roofs on improved residential lots shall be constructed with wood shake or wood shingle material."

Since 1981 over sixty dwellings have been constructed within Skyline Woods, all of which have wood roofs. It is desirable to maintain the continuity of the appearance of that installed base. However, in recent years some criticism of wood roofs has arisen. In addition, modern materials and manufacturing techniques have produced alternative roofing products that seek to replicate the look of wood.

STATEMENT OF POLICY

It is the policy of the Architectural Control Committee that wood roofs should continue to be the standard for Skyline Woods. However, the Committee will review and may approve applications from homeowners who seek a waiver of the wood roof requirement in favor of an alternative roofing material. The applicant must use the application forms prescribed by the Committee and must provide reasons for requesting the waiver plus supporting information and samples of the requested alternative material, as directed by the Committee. The Committee expects the alternative to replicate the style, texture and color of weathered wood. The Committee's review will be limited to the appearance of the alternative on the applicant's home and to how it fits in with the overall look of Skyline Woods. It is the responsibility of the homeowner to investigate the suitability, quality, durability, resistance to the elements and cost of the alternative.

The Committee shall not maintain a list of approved alternative materials and there shall be no blanket waiver for any alternative. The Committee may, from time to time, review available materials. Upon request, the Committee may provide a listing of materials which have been reviewed and which may be helpful to homeowners in their investigations into alternative roofing materials.

APPROVAL

This policy is approved by the undersigned members of the Architectural Control Committee effective May 1, 2006.

s/ Ray Edwards 4/29/06

s/ Beth Avolio 4/29/06

s/ Mark Constantino 4/30/06

s/ George Phelps 4/29/06

s/ Jim Paben 4/30/06

During the first quarter 2006, the Skyline Woods Architectural Control Committee reviewed roofing materials as alternatives to the wood shingle standard. The Committee concluded that the following materials may be suitable for approval but do not constitute an "approved list":

Dura-Loc Shake
Eco-Shake
Eco-Star Seneca Cedar Shake
Westile Shake
Davince Shake

www.duraloc.com
www.ecoshake.com
www.premiumroofs.com
www.westile.com
www.davincifooofscapes.com

CERTAINTEED
(PRESIDENTIAL SHAKE T/K)
COLOR: WEATHERED WOOD

APPROVED - JUNE 2009

GAF GRAND CANYON
(LIFETIME DESIGNER SHINGLES)

APPROVED - JUNE 2011

CERTAINTEED
(PRESIDENTIAL SHAKE I/R)

APPROVED - AUG 2016

IKO ARMORSHAKE I/R
(WEATHERED STONE)

APPROVED - MAY 2017