

# **Viewpointe at Redondo**

## **Homeowners' Association**

### **GUIDELINES FOR ROOF REPLACEMENT**

The purpose of the *Declaration of Protective Covenants, Conditions and Restrictions (CCR)* is to preserve the appeal of Viewpointe at Redondo and enhance the value and marketability of residential properties. The CCRs contain certain guidelines related to building use, construction, alteration, or improvements, and outline a process for neighborhood review in accordance with the original developer's standards for quality and consistency.

Under Article Nine, Section Two of the CCR, property owners are required to submit proposals for construction activity of any type to the Board of Directors of the Homeowners Association or its authorized representative. The board has designated the Architectural Review Committee (ARC) to review proposals and approve or make recommendations to property owners based on guidelines approved by the board. Replacing the original roofing material (cedar shakes) requires such approval. The following guidelines have been approved by the board:

- Original cedar shakes may be replaced with cedar shakes of comparable quality (construction grade or better).
- Original cedar shakes may be replaced with high-quality, "architectural grade" composite asphalt shingles. Certainteed Presidential brand is suggested as the standard of quality for this type of product.
- Original cedar shakes may be replaced with certain high-quality synthetic roof systems, e.g., plastic or rubber composites with a shake-like appearance.
- Style and color should blend well with existing brickwork/siding and complement adjacent properties (brown, gray, black are preferred; no blue, red, green).
- The ARC will not approve 3-tab asphalt shingles, smooth or shiny roof products. Concrete or ceramic tile is not a recommended solution.

#### **REVIEW PROCESS:**

1. Proposals for roof replacement must be reviewed by the ARC before construction begins (or penalties may be assessed).
2. Approvals and/or recommendations will be made according to the guidelines above (regardless of past policy or practice).
3. If you need advice on material or color selection before submitting a proposal, please contact a member of the ARC.
4. If a homeowner disagrees with the recommendations of this appointed committee, the homeowner must make an appeal directly to the Board of Directors.