

# Roofing Material Approval Guidelines

In recent years the quality and subsequent durability of wood shingles has declined. During the same period, a number of wood shingle alternatives have become available that provide higher quality and durability and still provide the expected level of aesthetic appeal. These new materials are currently being used high end, new home construction and are being allowed by neighborhoods that border Armbrust Acres that previously only allowed wood shingles.

Therefore the AAHA board, with support of the homeowners, will begin considering and approving alternate roofing materials on an individual basis, according to the guidelines below.

This neighborhood will look the best if all roofs are the same, as has been the case for many years. These guidelines are written for the purpose of providing both home owners and the AAHA board with a fair and consistent process for identifying and approving roofing materials, other than wood, for Armbrust Acres homes. Wood shingles do not require board approval, as they are currently covered in the AAHA covenants.

## Generally Acceptable Roofing Materials

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- Wood (does not require Board approval)
- Steel (preferably same color as aged wood)
- Slate (preferably same color as aged wood / grey, unless house style warrants)
- Tile (preferably same color as aged wood / grey)
- Asphalt (considered on a case by case basis)

## Minimum Quality Standards

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- Fire Rating Class A or better
- Wind Resistance 100MPH, minimum

## Minimum Aesthetic Standards

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- All roof material elements must have a exposed profile (or edge dimension)\ greater or equal the that of traditional wood shake (about 1/2") This is one of the most important requirements, as this is what gives the roof its texture and substantive look.
- The finished roof must have the look of wood, slate or tile in color, texture, profile (see above), and individual unit dimension.
- The style of roofing material must be compatible with the style of home (e.g. tile roof on a Spanish Colonial home) The AAHA still prefers that all roofs are the same look and color, as we do not have many historic period style homes such as Italianate, Bungalows, Shingle Style, Spanish Colonial, etc)
- The color should be within the family of natural earth tones, preferably the look of the aged wood shake or natural slate or tile.

## **Process for Approval**

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- Prior to construction, the home owner should submit the following to the Armbrust Acres Board for approval
  1. A copy of the plan for roofing/re-roofing in writing, a drawing should accompany the letter but not necessary.
  2. A sample of the roofing material and the color that is being considered
  3. Manufacturers Data Sheets that declare the fire and impact ratings and wind resistance rating of the material being considered.
  4. Ideal but not required: local addresses where the product can be viewed.
  5. A photo or drawing of the front of the house (to understand style of the home, required if homeowner is proposing something that does not have the look of wood.
- Armbrust Acres board will evaluate the submission and either recommend approval as is, or provide suggestions for change that could result in a recommendation for approval.