

RESOLUTION 2017 – 002
ROOFING MATERIALS

The Board of Directors of Country Club Owners Association at its regularly scheduled meeting on July 27, 2017, adopted the following Resolution:

WHEREAS:

1. Article IX-A, section 1 of the Master Declaration of Covenants for Country Club as amended in 2016 provides for the allowable roofing materials within Country Club development and also provides that roofing materials must be preapproved by the Board of Directors of the Association;
2. Article IX, section 1 of the Master Declaration of Covenants as amended in 2009 provides that the Board shall have the right to adopt rules governing roofing materials;
3. In order to protect the property values of structures within Country Club and to provide architectural and aesthetic consistency, the Board of Directors deems it necessary and appropriate to adopt rules with respect to roofing materials;

IT IS THEREFORE RESOLVED:

1. Allowable roofing materials shall be:
 - A. Asphalt bi-laminate layers
 - B. Asphalt tri-laminate layers
 - C. Cedar wood shakes/shingles
 - D. Stone coated metal material resembling cedar shake
 - E. Industrial polymer composite material shaped like cedar shake;(Master Declaration Article IX-A, section 1 per 2016 Amendment)
2. The corresponding current manufacturer warranties for the above referenced material categories are as follows. Any manufacturer selected for the respective category chosen must provide warranties that meet or exceed the following standards:
 - A. 50 years to lifetime; transfers once; full coverage for 10-12 years, materials only; after full coverage, depreciation schedule applies.
 - B. Lifetime; transfers once; full coverage for 10-12 years; materials only; after full coverage, depreciation schedule applies.
 - C. 30 years

D. 50 year fully transferable warranty for workmanship and materials.

E. 50 year with 1 year full coverage; fully transferable warranty for materials; option to upgrade to 50 year with 15 year full coverage materials and labor.

3. Each material category carries its own minimum weight standards. The corresponding weight standard for the accepted material categories set forth above is as follows:

A. 325 pounds per 100 square feet.

B. 340 pounds per 100 square feet.

C. Not applicable.

D. 110 pounds per 100 square feet.

E. 300 pounds per 100 square feet.

4. The roofing material color must be consistent with the weathered wood look. Current manufacturers providing product for each of the categories have color schemes that meet this objective. The following color choices by approved category provide clear guidance on colors that will fall within these covenants:

A. Weathered wood, Shadow Gray & Autumn Blend
Sycamore, Mesquite, Granite & Chestnut

B. Mission Brown & Storm Cloud Gray
Weathered wood, Shadow Gray, Autumn blend
Old Overton, Cumberland
Sycamore, Mesquite, Granite & Chestnut

C. Not applicable

D. Weathered Timber & Western Wood
Weathered Timber
Timberwood

E. Midnight Gray
Weathered Wood
Weathered Gray & Mountain colors

5. Approval Process:

All roofing materials must be approved by the Board of Directors of the Association prior to installation.

The required application form can be found on the Country Club Owners Association (CCOA) website. The application should be submitted to the Association's Property Manager for review and approval. In the event the Property Manager is unavailable, it may be submitted to the Board President or Vice President. The application will be processed in a timely manner. Emergency circumstances should be noted in the application.

If it is determined that the applicant's roofing materials do not meet the standards of this Resolution, the applicant may take the matter before the Board at the next monthly meeting.

If an Owner installs all or part of a roof without first obtaining approval, he or she shall bear the cost of placing the roof in compliance with this Resolution.

6. This Resolution supersedes and replaces the provisions of Resolution 2010-001 adopted on January 26, 2010.

Date _____

Mark Miller
CCOA President