

Roofing Rules and Approval Procedures

CCOA RESOLUTION 2017 – 002 provides:

A list of five allowable new roofing materials;

Warranty, weight and color for each material;

A preconstruction approval process.

A. Asphalt bi-laminate layers

Minimum Warranty: 50 years to lifetime; transfers once; full coverage for 10-12 years, materials only; after full coverage, depreciation schedule applies.

Minimum Weight: 25 pounds per 100 square feet.

Color: Weathered wood, shadow gray, autumn blend, sycamore, mesquite, granite, chestnut. All colors must be consistent with the weathered wood look.

B. Asphalt tri-laminate layers

Minimum Warranty: Lifetime; transfers once; full coverage for 10-12 years, materials only; after full coverage, depreciation schedule applies.

Minimum Weight: 340 pounds per 100 square feet.

Color: Mission brown, storm cloud gray, weathered wood, shadow gray, autumn blend, old Overton, Cumberland, sycamore, mesquite, granite, chestnut. All colors must be consistent with the weathered wood look.

C. Cedar wood shakes/shingles

Minimum Warranty: 30 years.

Minimum Weight: Not applicable.

Color: Not applicable.

D. Stone coated metal material resembling cedar shake

Minimum Warranty: 50 year fully transferable warranty for workmanship and materials.

Minimum Weight: 110 pounds per 100 square feet.

Color: Weathered timber, western wood, weathered timber, timberwood.

E. Industrial polymer composite material shaped like cedar shake

Minimum Warranty: 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.

Minimum Weight: 300 pounds per 100 square feet.

Color: Midnight gray, weathered wood, weathered gray, mountain colors. All colors must be consistent with the weathered wood look.

Approval Process

All roofing materials must be approved by Association prior to installation.

An application called the Architectural Review Form must be completed and submitted to the CCOA property manager. The form is listed under "Rules and Procedures" on the CCOA website. The property manager information is on page one of the form.

To expedite the approval process the owner should also submit a written verification from the contractor regarding (1) manufacturer and type of material, (2) warranty, (3) weight, and (4) color.

Emergency circumstances should be noted in the application. In the event the property manager is unavailable, the form may be submitted to the board president or vice president.

If it is determined that the applicant's roofing materials do not meet the standards of the Resolution, the applicant may amend and resubmit the application or take the matter before the board of directors at the next monthly meeting.

If a property owner installs all or part of a roof without first obtaining approval, the owner shall bear the cost of placing the roof in compliance with the Resolution.

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