

Roofing Rules and Approval Procedures

RESOLUTION 2021 – 001 provides:

- A list of allowable roofing materials.
- A preconstruction approval process.

Asphalt bi-laminate and tri-laminate layers

Minimum Warranty:

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

Approved Manufactures and style:

- Certainteed – Presidential / Presidential IR / Presidential TL
- Owens Corning – Woodcrest / Woodmoor
- GAF – Woodland / Grand Sequoia Armorshield (Class 4 SBS) / Grand Canyon
- Malarky / Windsor (Class 4 SBS)

Approved Colors:

- Certainteed – Aged Bark, Weathered Wood, Charcoal Black, Shadow Gray, Autumn Blend and Chestnut
- Owens Corning – Sycamore, Juniper, Autumn Maple, Mesquite, Granite, Carbon, Timber and Chestnut
- GAF – Castlewood Gray, Cedarwood Abbey, Weathered Wood, Dusky Gray, Charcoal Black, Mission Brown, Storm Cloudy Gray, Black Oak and Stone Wood
- Malarky – Antique Brown, Black Oak, Storm Gray, Weathered Wood, Midnight Black

Cedar Shakes:

Minimum Warranty:

- 30 Years

Approved Manufactures and style:

- Not applicable – must be Certa-Grade

Approved Colors:

- Real Cedar Shake Not Applicable

Stone coated metal material resembling cedar shake

Minimum Warranty:

- 50 year fully transferable warranty for workmanship and materials.

Approved Manufactures:

- Boral Pinecrest Shake
- Decra – Shake and Shake XD

Approved Colors:

- Boral – Charcoal, Barclay, Timberwood
- Decra – Charcoal, Chestnut, Weathered Timber, Granite Gray, Shadowwood, Midnight Eclipse

Composite/Polymer Shake

Minimum Warranty:

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

Approved Manufactures and style:

- EcoStar – Empire Niagara Shake, Majestic Niagara Shake, Empire Shake and Seneca Shake
- DaVinci Natural Crafted - Bellaforte Shake and Multi-Width Shakes

Approved Colors:

- EcoStar – Midnight Gray, Weathered Wood, Weathered Gray, Mountain, Saranac Smoke, Hampton Harbor, Manhattan Midnight, Freeport Federal, Drifting Dunes, Bedford Black, Auburn Acorn, Black, Chestnut Brown, Federal Gray, Midnight Gray and Driftwood
- DaVinci – Chesapeake, Autumn, Mountain, Tahoe, Weathered Gray, Mossy Cedar, Aged Cedar and Black Oak

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.

The application requires a written verification from the contractor regarding (1) manufacturer, style of material, warranty, and color. If this information is included in the written proposal, that will suffice.

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.

Disclaimer

CCOA has established the above standards in accordance with its covenants and to provide architectural and aesthetic consistency throughout the community. In no way does the establishment or enforcement of these standards impute or assign liability to CCOA in connection with roofing that a homeowner installs on his private property.

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