

AMENDMENT TO WESTLAKE HOMEOWNERS ASSOCIATION COMMUNITY GUIDELINES

The following new section shall be inserted into the Guidelines after the section entitled “Design Guidelines – Building Architecture:”

DESIGN GUIDELINES – ROOFING

General

Any alteration to roofing type or color shall be approved in advance by the Architectural Design Review Committee (ADRC). Any roofing installed shall be consistent with the existing character of the neighborhood. Neither the Association nor the ADRC make any claims or warranties as to the performance of any roofing material selected, approved, and installed.

Appearance

Any roofing materials selected shall be compatible with roofs on surrounding Westlake Homeowners Association (WHA) homes and specifically consistent with the architecture of the home for which the application is being made and meet the following criteria:

- Uniform tones of dark brown, dark grey or charcoal
- Appearance of cedar shakes unless the architecture of the home for which application is being made is consistent with slate, or is consistent with manmade composite shingles as described under General Characteristics below.
- Thickness for materials other than natural slate shall be no less than ¼ inch on average over the bottom exposed edge of a shingle, shake, or tile.

Roofing Materials

Installation of blue label cedar medium grade (or better) cedar shake or cedar shingle does not require the prior approval of the ADRC, as noted in the “DESIGN GUIDELINES – EXEMPTIONS” section.

In addition, the following roofing products are allowable; however installations which change existing roofing materials shall be approved in advance by the ADRC.

- Clay tile

- Concrete or cement based composite tile
- Manmade composite shingles or tiles as defined under General Characteristics
- Slate

General Characteristics

All roofing materials proposed shall meet or exceed the roofing specifications for untreated blue label medium grade cedar shake. Manmade composite shingles or tiles shall, in addition, meet each of the following specifications:

- Fire rating - UL Class A
- Wind rating Class F, 110 mph warranty
- Expected lifespan – 50 Year Warranty
- Asphalt Composite—3 layer or 465 pounds per 100 square feet

Examples of Acceptable Composite Shingle/Tile Materials

Product names are listed as examples only, not recommendations of specific manufacturers. Any product submitted for approval shall be equal to or better than the following, as determined by the ADRC:

- **CERTAINTED PRESIDENTIAL TL**
- **PABCO PARAMOUNT ADVANTAGE**
- **OWENS CORNING WOODMOOR**
- **DECRA STONE COATED STEEL ROOFING SYSTEMS
SHAKE**
- **ECO STAR**

Submission/Application

The application to the ADRC shall include a picture of an existing installation of the product.

The application shall include the nearest known address of a property with the desired product installed.

The application submitted for the ADRC approval shall include, if requested, a sample panel of the material demonstrating how the product will look with more than a single tile/shingle installed on the panel. Size need not exceed 3'x3'. Such sample will be required for all materials not previously installed in the WHA.

