

**Silver Chase Homeowners Association
(SCHOA)
PROCEDURES FOR ROOF REPLACEMENT**

(PLEASE SAVE FOR FUTURE REFERENCE)

To: All Silver Chase Residents

From: SCHOA Architectural Committee

Date: March 1, 2004

In accordance with recent successful votes, the Roof Covenants have been amended to permit as an option approved composition roof materials for houses of Silver Chase.

The Architectural Committee has developed the following procedures that have been approved by the Board of Directors. Full cooperation and compliance with these procedures is required in order to maintain a consistent appearance throughout the neighborhood, which in our opinion would help sustain the real estate market values of homes in Silver Chase. It is critically important that Silver Chase maintain its image as a very desirable neighborhood, where homeowners take pride in their home's appearance.

If a resident does not follow these procedures and obtain the proper approval before commencing the re-roofing, SCHOA will take legal action to stop all construction and require full compliance. Any expenses incurred by SCHOA will be billed to the offending resident.

If composition shingles are planned for the re-roofing the following items should be closely read, understood (ask questions), and complied with so that approval can be granted. The following specifications/standards must be strictly met in order to obtain approval:

1. Color -- Weathered Wood;
2. Design -- "Laminated" design that simulates wood shake;
3. Manufacturer -- Tamiko Heritage 30 is the minimum standard allowed. See the list, attached as Exhibit "A," for additional acceptable shingles and roofing specifications;
4. Decking -- Oriented Strand Board ("OSB") 4" x 8" panels, 7/16" or greater thickness;
5. Felt -- Minimum 30 pound;
6. Hand nail or staple wood decking using 1 ½ " staples; Hand nail felt and hand or coil nail shingles;

7. Stand pipes, vent stacks, chimney flashing and other pipes and flashing – paint to match “weathered wood “ color;
8. Ventilation – proper attic ventilation must be included in the re-roof proposal; suggest low profile vents;
9. Metal valley channels with baked-on enamel to match “weathered wood” color;
10. Drip edge metal strips must match “weathered wood” color;
11. Complete removal of old roof is required;

If wood shingles are used, the minimum requirements are as follows:

1. Number 1 ½ or ¾ inch thickness and 24 inches long with 10 inches exposure or ¾ inch thickness and 18 inches long with 7 ½ to 8 inches exposure;
2. Hand nail all wood shingles; no staples;
3. 30 pound felt paper;
4. Metal valley channels with baked-on enamel to match “weathered wood” color;
5. Stand pipes, vent stacks, chimney flashing and other pipes and flashing – paint to match “weathered wood “ color;
6. Spacing to follow industry standards;
7. Complete removal of old roof.

The attached form entitled “Silver Chase Homeowners Association (SCHOA) Request for Approval to Re-Roof” must be completed in full and submitted with a copy of the Contractor’s bid to the SCHOA Architectural Committee. The re-roofing shall not begin until the approved form is returned from the Architectural Committee to the resident. The Committee shall respond within five business days from the date the Request is received.

Please review the enclosed SCHOA Approved Listing of Manufacturers Producing Composition Roof Material. These materials have been approved as a minimum standard.

It is essential that all residents support a strong SCHOA for the protection and maintenance of the quality of life each SCHOA member enjoys. Therefore each resident is requested to help the SCHOA enforce its covenants. If any perceived violation has occurred or is believed impending, please contact any member of the SCHOA.

When you choose to replace, modify or alter your roof or residential structure, please contact the Architectural Committee.

SILVER CHASE HOMEONERS ASSOCIATION

REQUEST FOR APPROVAL TO RE-ROOF

To: SCHOA Architectural Committee Date: _____

From: Resident's Name _____ Phone _____

Address _____

1. Re-roofing material to be used:

a. Wood Shingles: (minimum is No. 1 ½ or ¾ in. thickness and 24 in. long with 10 in. exposure or ¾ in. thickness and 18 in. long with 7 ½ to 8 in. exposure)

i. Grade: _____

ii. Length of Shingles: _____

iii. Thickness of Shingle: _____

iv. Exposure: _____

b. Composition Shingles:

i. Manufacturer: _____

ii. Product Name: _____

iii. Design: _____

iv. Color: _____

v. Warranted Life: _____

2. Composition Shingle Installation Standards (initial the appropriate box after each standard signifying compliance with the required specifications):

a. OSB 7/16 in. deck providing adequate spacing []

b. 30 pound felt []

c. Using 1 ½ in. staples or hand nailing decking []

- d. Hand nailing felt paper []
- e. Hand or coil nailing shingles []
- f. Stand pipes, vent stacks, chimney flashing and other pipes and flashings painted “weathered wood” color []
- g. Ventilation included to properly vent attic []
- h. Metal valley channels with baked-on enamel to match “weathered wood” color []
- i. Drip edge metal strips used that match “weathered wood” color []
- j. Complete tear off of old roof []

3. Wood shingle installation standards (initial the appropriate box after each standard signifying compliance with the required specifications):

- a. Hand nail all shingles []
- b. 30 pound felt []
- c. Metal valley channels with baked-on enamel to match “weathered wood” color []
- d. Stand pipes, vent stacks, chimney flashings and other pipes and flashings must be painted to match “weathered wood” color []
- e. Spacing to follow industry standards []
- f. Complete tear-off of old roof []

4. Contractor to be used _____

- a. Address: _____

b. Telephone: _____

5. Include a copy of the Contractor's Bid Proposal (this information will be treated as confidential).
6. Estimated start date is _____; completion date is _____
7. I/We certify that I/We have fully complied with SCHOA Procedures for Roof Replacement in Silver Chase Addition.

Owner

Date

Co-Owner

Date

8. As contractor for _____, I certify that I will install the new roof in accordance with the SCHOA covenants.

Contractor

Date

9. This confirms that all requirements for Re-roofing approval have been completed.

Architectural Committee Member

Date

SILVER CHASE HOMEONERS ASSOCIATION
APPROVE LISTING OF MANUFACTURERS
OF COMPOSITIONS ROOF MATERIAL

AS A MINIMUM STANDARD THE FOLLOWING ARE APPROVED:

Manufacturer	Product Name	Color	Warranty	Laminated Shake-Like Appearance
Tamko	Heritage	Weathered Wood	30 & 40 Year	Yes
ELK	Prestique	Weathered Wood	30 & 40 Year	Yes
Certainteed	Landmark	Weathered Wood	30 & 40 Year	Yes
Malarkey	Legacy	Weathered Wood	35 Year	Yes