

Roof Repairs and Replacement

Purpose:

To establish a policy for the repair and replacement of unit roofs due to normal wear and tear, and all other causes.

Explanation:

Covenants shall be binding upon all parties having or acquiring any right, title, or interest in the Townhome property. Covenants Article VI, Section 6, requires that the insurance proceeds, paid to the Owner, be used to restore the unit to substantially the same condition in which it existed prior to being damaged. As such, Owners are responsible for carrying all necessary risk and replacement cost insurance on their dwellings. This includes the repair of flashings and replacement of unit roofs due to normal wear and tear, and all other causes.

Covenants Article X, Section 4, states that it shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on such Owner's Lot. The determination of such unsightly or unkempt conditions and rules of enforcement of such conditions shall be determined by the Board of Directors or its designee. When an Owner's roof becomes unsightly due to normal wear and tear, such roof is to be replaced by the Owner at Owner's expense pursuant to Covenants Article VII, Section 3, as amended, effective October 17, 2023.

Procedure:

Emergency repairs shall be completed by the Owner or Owner's insurance company, such as covering exposed areas, in the least amount of time possible. In emergency situations, the Owner shall directly notify the Maintenance Chair to advise of the damage, rather than to submit a Request Form. In all other instances where a roof repair or replacement is required, a Request Form for approval of the arrangements for same shall be submitted to the Maintenance Chair, prior to the commencement of any repair or replacement.

For damage claims in Phases 1 and 2, each Owner(s) of a duplex with one contiguous roof will coordinate and agree on a preferred roofer to perform an inspection for damage. If the roofing company inspection results in a recommendation for roof work to be done, each Owner(s) of the duplex may then contact their individual insurance company and arrange for the representative from the roof inspection company to meet with both duplex owners' insurance agent for a joint roof inspection. This will result in each Owner(s) having an insurance claim on their record.

Upon approval by both insurers, the Owners of each duplex shall coordinate with one another while following the procedure outlined in the previous paragraph, and ultimately agree to use the same contractor. Thus, both sides of a duplex roof shall then be replaced at the same time. If the Owners are unable to reach an agreement, the Board will provide arbitration.

All roof replacements will follow these specifications:

Association Specifications:

1. A reputable contractor, approved in advance by the Maintenance Committee, shall be used.
2. Review revised Building Ordinances, if any, pertaining to current location.
3. Contractor shall be made aware of Article X, Section 3 of the Covenants restricting signage.
4. The existing roof must be removed prior to installation of a replacement roof.
5. The color and weight shall be the same as the existing roof, or as close as possible.
6. The type and design shall be GAF-ELK Timberline Prestique 30 High Definition Weathered Wood, with 30 Year Ltd. Manufacturer's Warranty, or its equivalent with comparable weight and color ridge shingles. A 30-pound underlay is to be used.
7. The warranty must be for at least 30 years, to withstand 70 MPH wind strength, and meet ASTM-D current codes.
8. During any future roof replacement, it is required that an upgrade using a "peel and stick" type membrane be used in the area around the entryway. If information concerning this modification is needed, the Maintenance Chair or Maintenance Manager should be contacted.
9. Dwelling Building Ordinance: Install ice and water barrier in eaves and valleys.

Solar Panels:

As in all anticipated major alterations, please refer to Board Policy 504-0420.

Approved by the Board of Directors on May 19, 2008

Revised and Approved by the Board of Directors October 18, 2010; June 17, 2013, November 16, 2015; May 16, 2016; and April 17, 2017

Specific Assessments Ratified by Members on May 3, 2017

Revised and Approved by the Board of Directors June 17, 2019; October 21, 2019; July 19, 2021; February 23, 2022; June 27, 2022; July 28, 2022; and October 30, 2023