

# GUIDELINES FOR RE-ROOFING at INVERNESS NORTH

## ALTERNATIVE TO ORIGINAL CEDAR SHAKES

December 2022

### **Introduction**

While the Architectural Control Committee Guidelines specify that the Cedar Shakes shall be replaced in kind, the HOA has amended them to accept Enviroshake synthetic shakes (OPTION A) or Architectural Asphalt Shingles (OPTION B) as acceptable substitutions in lieu of Cedar Shakes.

### **A. Application**

This document is to help homeowners prepare a complete the application for review. A complete application requires the following:

1. Application for Architectural Change (Obtain from Management Company).

Fill out the form with a complete description of your scope and details of your work.

2. Complete a Re-Roofing Material Checklist.
3. Community Map. Indicate your unit.
4. Picture of home (front view) that shows existing roof.

Providing representative product data is helpful for illustrative purposes and helps facilitate your application review. Generally, your contractor will provide the product info and description of work necessary to include with your application.

### **B. General**

1. Two asphalt shingle manufacturers have been approved:

CertainTeed Corporation and GAF (See PRODUCTS).

2. Enviroshake brand synthetic composite shakes are approved.
3. Gutters, downspouts, flashing and trim must be Black or Dark Brown.

### **C. Existing Roof Illustrations and Terms.**

Architectural Asphalt Shingles are allowed for use on all roof types—including main roof, mansard roof, pent and dormer roofs. Homeowners with vertical wall surfaces currently covered with cedar shakes have the option to replace these shakes with approved alternate shingle material to match the new roof.

Please see annotated photographs for illustrated information of these roofing terms.

Patio Shed Roofs. When Shed re-roofing is required, replacement roofing shall be Cedar Shakes or one of the approved alternate shingle types.

**D. Products.**

In order to reduce the patch-work appearance that would result from many roof colors or types (not consistent with original design intent and appearance), the Architectural Control Committee agreed that only the following CertainTeed Landmark series and GAF Timberline HDZ series shingles, in the specified colors are approved for re-roofing at Inverness North.

1. CERTAINTEED Options
  - a. CertainTeed Designer Shingle Series LANDMARK
  - b. CertainTeed Designer Shingle Series LANDMARK PRO
2. GAF Option
  - a. GAF Series TIMBERLINE HDZ.
3. Enviroshake (composite synthetic)

These products were researched and selected to be compatible and have a similar appearance to existing Cedar Shake roofs.

Typical Roof Types and Terms



Photo 1.

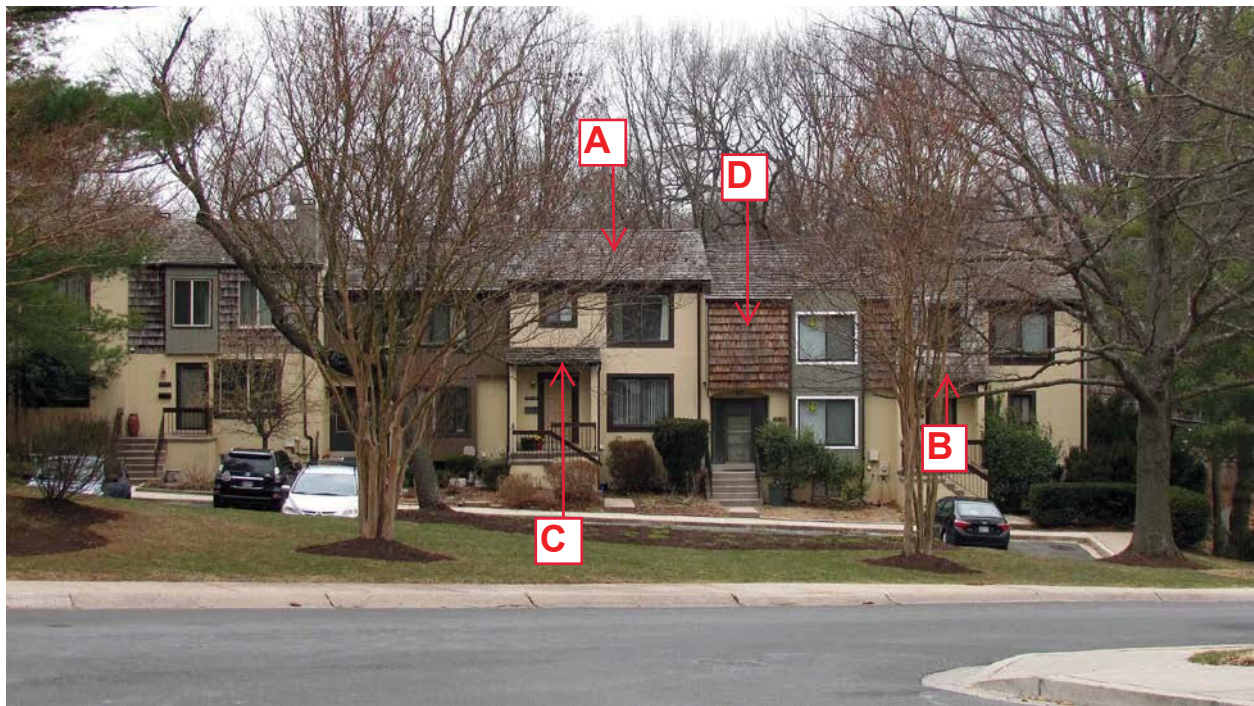


Photo 2.

- Roof Types**
- A. Main Gable Roof
  - B. Mansard Roof
  - C. Pent Roof
  - D. Vertical Wall Surface



INVERNESS NORTH REPRESENTATIVE PHOTOS



Photo 3.



Photo 4.