

# The Management Group Associates, Inc.

A FULL-SERVICE PROFESSIONAL PROPERTY MANAGEMENT COMPANY

January 2023

Dear Inverness North Homeowner:

Attached are the instructions for selecting a new roof for your home and submitting a roofing replacement application to the Architectural Control Committee. The following have been approved:

- Wood Cedar Shake roofing. These are the materials used in the original construction.
- Two types of CertainTeed architectural asphalt roofing: Landmark and Landmark Pro in Moire Black, Charcoal Black, Weathered Wood, Heather Blend and Driftwood.
- GAF Timberline HDZ asphalt shingles in Charcoal, Weathered Wood and Barkwood.
- Enviroshake synthetic composite shingles.

In the event that the approved colors have been discontinued, please submit an application with the closest available color from the manufacturer, the ACC will review on a case-by-case basis.

In order to get your roof approved please submit documentation to Melissa Carroll (admin assistant) [mcarroll@tmgainc.com](mailto:mcarroll@tmgainc.com) and Michael Rickman (property manager) [mrickman@tmgainc.com](mailto:mrickman@tmgainc.com).

**Please provide a picture of the front of your home (see below), a copy of the architectural change form, a material and color selection form, and circle your home on the community map.**

The Committee has approved the replacement of the siding on front vertical wall with materials other than Cedar. You can choose to replace the front siding in Cedar Shake or you can use the same brand roofing material that we have specified above. For example, if you want to replace your roof and have chosen CertainTeed Charcoal black, the front panels need to match the roof or be Cedar Shake. This does not apply to vertical wall surfaces that are finished with T1-11 wood siding.

Trim needs to be dark brown or black to match roofing materials.

Please note that TMGA may be deemed a debt collector. Any information obtained from communication with our office may be used for that purpose.

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Sample photos of typical home with mansard roof on front (left) and cedar shake vertical wall surface (right).





LANDMARK® COLOR PALETTE



Cobblestone Gray



Georgetown Gray



Weathered Wood



Moire Black



Charcoal Black



Heather Blend



Driftwood



Colonial Slate



Pewterwood



Burnt Sienna



Resawn Shake



Hunter Green

# INVERNESS NORTH

## Technical Data Sheet

- ~~Landmark® Premium Shingles~~
- ~~Landmark® PRO/Architect 80 Shingles (NW Region only)~~
- Landmark® PRO Shingles
- Landmark® Shingles

← Select One Option



### PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

### Applicable Standards

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| ASTM D3018 Type I                  | ICC-ES ESR-1389 and ESR-3537        |
| ASTM D3462                         | CSA Standard A123.5 (Regional)      |
| ASTM E108 Class A Fire Resistance  | Miami-Dade Product Control Approved |
| ASTM D3161 Class F Wind Resistance | Florida Product Approval # FL5444   |
| ASTM D7158 Class H Wind Resistance | Meets TDI Windstorm Requirements    |
| UL 790 Class A Fire Resistance     |                                     |

### Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	<del>Landmark Premium (and AR)</del>
Weight/Square (approx.)	222 / 238 lb **	250 / 270 lb **	<del>300 lb</del>
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	<del>13 1/4" x 38 3/4"</del>
Shingles/Square (approx.)	66	66	<del>66</del>
Weather Exposure	5 5/8"	5 5/8"	<del>5 5/8"</del>

\*Includes Landmark PRO AR/Architect 80

\*\*Dependent on manufacturing location

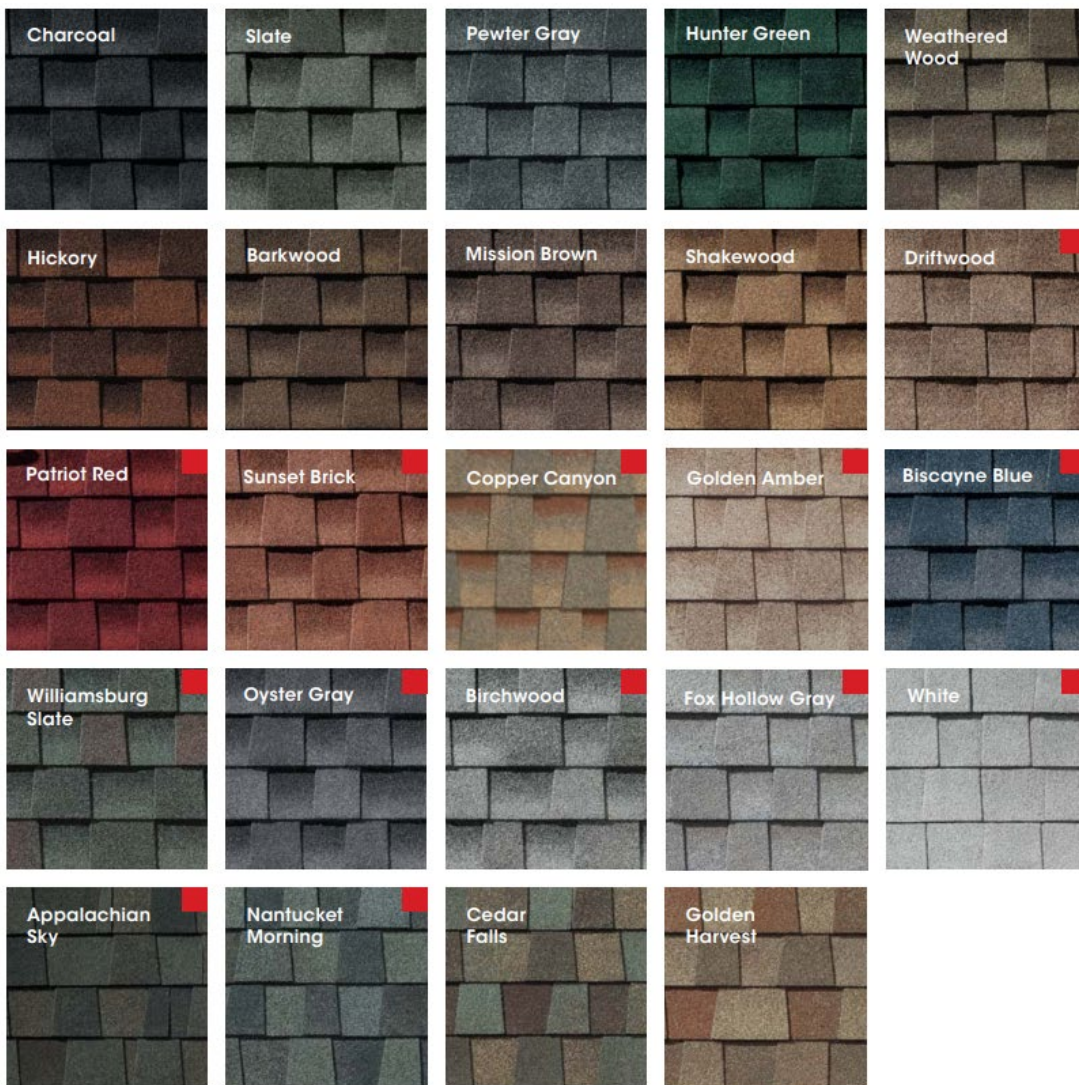
Indicate Selected Product by Circling it.



**GAF** **TimberlineHDZ**<sup>®</sup>  
High Definition<sup>®</sup> Lifetime<sup>1</sup> Shingles



Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ<sup>®</sup> offers everything you can expect from an architectural shingle roof, and more.



For more details visit [gaf.com/TimberlineHDZ](http://gaf.com/TimberlineHDZ)

# INVERNESS NORTH COMMUNITY PLAN

Please Circle your House Number and Include with your Application.

