

2013
Site Committee
Powder Valley/Shadow Brook HOA

RE: Roof Replacement Policy

Finished roofing material must be the same for all buildings. In order to equalize the value and appearance of all the buildings, the same material must be used to achieve the current look and similarity of all buildings. Therefore, all future work shall be completed with 50-year asphalt shingles (composite). For the purpose of repairs not encompassing 50% or less of the entire surface, medium hand split shakes shall be used.

All roofs require complete removal and replacement shall include the following work:

1. All materials in place shall be removed down to the original roof sheathing material. This will allow any repairs necessary to maintain the structural integrity of the roof structure.
2. The entire roof structure and adjoining dormer wall surfaces shall be completely covered with ice and water shield. While this will require the removal and replacement of the dormer siding, it will ensure the prevention of water leakage at the interface of the walls and roofs where all the problems have occurred.
3. All valleys shall have 3 foot wide flashing installed in the valleys. Over this flashing another course of 3 foot wide ice and water shield shall be installed on each side of the valley flashing.
4. 50 year asphalt shingles (composite) shall be installed over 30 pound felt paper with step flashing incorporated at the wall and roof interface.
5. The color of all new roofing shall be grey such as GAF Designer Woodland series, Castlewood Gray. Other manufacturers' colors shall be similar.
6. Adjoining owners shall agree on timing, contractors, cost sharing, etc. to insure a complete project in replacing the roofs. Within the 6-packs of Powder Valley, it is possible that only two of the six will want to replace their roofs. This is acceptable as long as they are the two within the same roof plane. Of course, the more work completed at the same time, the cheaper the cost to all owners in the same contract.