

**One Club House Lane Sector-12 HOA  
Mukilteo, WA**

**ROOFING STANDARD GUIDELINES**

**Standards for Evaluating Home Roof Replacement Applications**

Introduction – The purpose of the OCHL-12 Covenants is to enhance and protect the value, desirability and attractiveness of this subdivision. The Architectural Control Committee (ACC), which is appointed by the elected Association Board, is charged with evaluating all proposals submitted by homeowners regarding “exterior additions or structural alterations” for design, building materials and color. Homeowners are required to obtain ACC approval for all roofing and siding/ trim projects. (See Appendix)

This standard was developed specifically for evaluating replacement roofing materials and roof maintenance proposals. It is intended to provide guidance to both the Homeowner in the materials selection decision and the ACC in the evaluation process.

The initial 1992 Covenants stated that “all roofs are to be unpainted cedar shingles or shakes or tile.” Since 1992 manufactures of non-wood roofing material products have developed higher quality materials that have improved visual appeal. As some roofs in the subdivision have reached approximately 18 years of age, some homeowners have requested the HOA to consider allowing these new materials to be used on roof replacement projects. To accommodate a broader range of materials to be considered, the HOA Members approved by an overwhelming majority of votes the addition of an Amendment to the Covenants (4<sup>th</sup> Amendment to the CC & R’s) which allows other materials to be included for consideration. The amendment replaced the restrictive language noted above to now read “All roofing materials shall be approved by the Committee.” (ACC)

This section, specific to roofs, is added to previous general evaluation standards published by the ACC in 1998 and 2005.

**Approved Replacement Roofing Materials**

**1. WOOD**

- A. Red Cedar Shakes – Premium Grade taper sawn (split face showing, sawn back), clear heart wood, 100% edge grain, no defects, 5/8<sup>th</sup> inch minimum, installed in accordance with Cedar Shake & Shingle Bureau recommendations.
- B. Red Cedar Shingles – Number 1 Grade, Blue Label, clear heartwood, 100% edge grain, no defects, installed in accordance with Cedar Shakes & Shingles Bureau recommendations.

Note: Pressure impregnated fire retardant or preservative treatments for shakes or shingles are acceptable as long as the natural cedar color is maintained following such process.

- 2. **TILE** – Concrete tile or natural stone (e.g. Slate) that has a similar appearance to shakes or shingles as installed. Colors are to be dark gray or a color compatible with surrounding homes roof color.

3. **OTHER MATERIALS** – These include composition, synthetic and rubber based products. The following products are examples of approved roofing materials. The goal of the ACC is to identify products that will enhance and protect the value of our subdivision based on appearance (i.e. design and color). Approved products will resemble in appearance and color cedar shakes and shingles.

The following specific Composite Roofing Materials are approved for use on homes in the OCHL-12 community:

- **CertainTeed Presidential Shake TL, Ultimate (Triple Laminate)**  
Approved Colors: Autumn Blend, Shadow Gray, Aged Bark, Country Gray  
Note: A similar named product – Presidential Shakes, is not an approved material
- **Pabco Paramount Advantage Heavyweight Signature Cut shingles**  
All offered colors are approved
- **GAF Grand Canyon Lifetime Designer shingles**  
All offered colors are approved

There may be other products that can meet these design and color standards. Members may submit information and actual samples/colors to the ACC for evaluation and consideration. However if a product is submitted which is not listed above the normal 30 day approval process will be extended to 45 days to allow time for further study.

4. **REPAIRS TO EXISTING ROOFS** – Repairs to an existing roof that use previously approved roofing materials exclusively, do not require prior approval from the ACC.

**CAUTION NOTICE:**

**All roof replacement projects, including those using the materials noted above, require prior approval from the ACC. An application for approval should be submitted using the attached “Roof Replacement Application” form.**

In the above listing of “Approved Replacement Roofing Materials” the OCHL-12 HOA makes no representations or warranties of any kind on materials (e.g. appearance, product life, wind, fire, algae or moss resistance), contractors, manufacturers or brands.

Homeowners should be aware that conversion from existing cedar shakes or shingles to another roofing material now requires a City of Mukilteo Building Permit for the required roof sheathing (plywood or other wood underlayment product) and in the case of conversions to tile products, possible requirements to install additional stronger rafter supports.

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**APPROVED BY THE OCHL-12 HOA BOARD 4/13/2010  
UPDATED BY THE OCHL-12 HOA BOARD 7/10/2012**

## Roof Replacement Application

**Name:** \_\_\_\_\_ **TEL** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_

### Roof Replacement Information:

1. Roofing Material To Be Used (indicate with an X)

\_\_\_ Wood (Shakes/Shingles)

\_\_\_ Tile

\_\_\_ Composition Shingle

2. Description of Wood Product Material: Cedar Shakes \_\_\_\_\_ or Shingles \_\_\_\_\_

a. Manufacturer

\_\_\_\_\_

b. Full Product Name

\_\_\_\_\_

c. Grade

\_\_\_\_\_

d. Butt Thickness

\_\_\_\_\_

e. Any Fire Retardant or Preservative (If so describe material and color)

\_\_\_\_\_

f. Will wood product be installed in accordance with recommendations of Cedar Shake and Shingle Bureau? Yes \_\_\_\_\_ No \_\_\_\_\_

3. Description of Tile or Composition Shingle Materials

a. Manufacturer's Name & Website

\_\_\_\_\_

www. \_\_\_\_\_

b. Specific, Full Product Name

\_\_\_\_\_

c. Design and Color (submit actual sample/color)

\_\_\_\_\_

d. City Building Permit Obtained

\_\_\_\_\_

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_