

Highpointe Homeowners Association
Board of Trustees

Rule and Regulation 2007-3

Dated: November 16, 2007
Last revised: November 16, 2007

(Notice: This Policy supersedes all previous Association Board actions related to this subject.)

TITLE: PRESERVATION OF THE ENVIRONMENT: ROOFS

PRIMARY RESPONSIBILITY: Architectural Control Committee
REFERENCES:

- a) Amended & Restated Declaration Of Covenants
Conditions And Restrictions For Highpointe Section 7.1
- b) Rule and Regulation 2008-1 Fine Schedule/Right to Hearing

PURPOSE:

To provide for consistent handling of requests for approval of roofing materials other than wood shakes. **No roofing materials other than wood shakes and those specified in Section 4. below are pre-approved.**

STANDARDS / PROCEDURE:

1. Requirements for consideration:
The following requirements are necessary, but not sufficient for consideration of a non-approved shingle.
 - (a) The appearance of the neighborhood shall remain unchanged.
 - (b) The roofing material shall be an architectural shingle with shadow lines and/or relief imitating wood shakes.
 - (c) The roofing material shall have the appearance and color range of weathered cedar shakes.
 - (d) The roofing material shall have a minimum thickness of ½-inch measured at the exposed butt end of the overlap, creating the shadow line or individual thickness of the ply of roofing material.
 - (e) The shingles shall be laid in straight coursing. Staggered coursing is prohibited.

- (f) The shingles must be installed with sheet metal valleys and flashings (that is, the shingles themselves may not be used to form closed or "California" style valleys). The color of the required sheet metal valleys and flashings shall be the same color range as the shingles being installed.
- (g) The ridge and hip shingles must be installed in a manner to maintain the appearance of a shake roof. Interleaving of the hip or ridge shingles with the flat roof shingles is prohibited.

2. No non-wood shingles will be considered without the following:
(Sections 2 and 3 do not apply to pre-approved materials.)

- (a) Requests must be submitted in writing. The request must contain:
 - (1) Name of homeowner
 - (2) Contact phone number
 - (3) Lot number
 - (4) Address
 - (5) The manufacturer of the roofing materials, product brand name, model, style, color, product specification. This information is required for both the main roof shingles and the ridge and hip shingles.
 - (6) Location of a home with a roof of the same materials and with a roof pitch similar to those in Highpointe, which is available to the Architectural Control Committee to observe.
- (b) The request shall be submitted in duplicate, one copy shall be delivered to the Board President and one copy shall be delivered to the Board Secretary.
- (c) The request delivered to the Board President shall be accompanied by a sample of the proposed material and the manufacturer's brochure describing the material and showing the color of the material.

3. Consideration for Approval:

- (a) No material shall be considered which does not meet the above requirements
- (b) No material shall be considered before the Architectural Control Committee has viewed a home with a roof of the proposed material and with a roof with a pitch similar to those in Highpointe.
- (c) The judgment of the Architectural Control Committee maybe appealed to the full Board. The Board's judgment of whether the proposed roof will maintain the appearance of the neighborhood and whether the proposed roof is sufficiently like wood shake in appearance is final.

4. Pre-Approved Non-Wood Materials:

The requirements of Section 1(e), (f), and (g) must be met for these

materials to qualify as pre-approved.

(a) DaVinci Shake by DaVinci Roof Scapes

The only colors of DaVinci Shake pre-approved are Autumn Blend, Tahoe Blend and New Cedar Blend.

(b) ProShakePlus by U.S. Tile Company

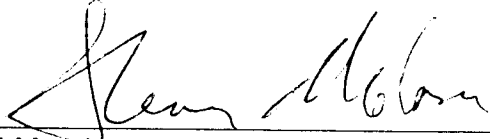
The only color of ProShakePlus pre-approved is Aged Cedar.

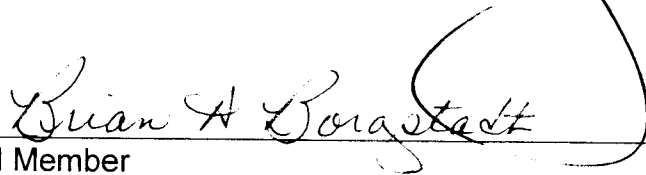
5. PENALTY:

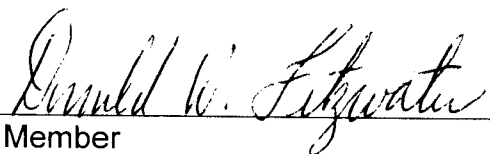
In addition to all available legal remedies for enforcement, violation of this Policy will cause a property owner to be subject to fines/penalty under Rule and Regulation 2008-1 Fine Schedule/Right to Hearing.

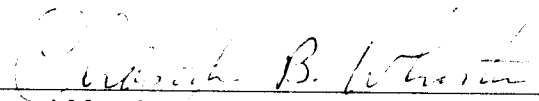
ADOPTED this 27 day of March, 2008.


Board Member


Board Member


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