
Guidelines for Roofing

(New and Replacement)

All changes to any property require approval by the Architectural Control Committee. The Association is granted authority to control any changes to property by Article Two of the *Declaration of Covenants, Conditions, Restrictions and Easements for Springmont*. The Declaration applies every property in Rivergate, Springmont, Greenfield Estates and Oak Creek Forest. The ACC is the final authority on approvals and may base its decision on any grounds, including purely aesthetic. (Article Two, Section 1(d))

Approval for roof installation and replacement is based on these guidelines.

- 1) Roofing must be asphalt shingles; no metal, no wood, no other materials are permitted.
- 2) Roofing must be standard flat tabbed shingles or architectural shingles
- 3) Roofing must be black, dark brown, or dark gray.
- 4) Roofing must be consistent color across the entire roof; no visible patches, no mixing of colors or type of shingles
- 5) Flashing must be hidden or painted to match the roofing
- 6) Roof vents should be painted to match the roofing
- 7) Roof vents should be installed on the rear of the house
- 8) Changes to bay window covers, porch roofs and awnings will be reviewed and approved by the ACC.