

# Oakridge Village 2 HOA Roof Policy

## **Background**

There are 94 private detached homes in the Oakridge Village 2 HOA. There are a few single story homes, but most are two-story (and all homes are assumed to have basements). All roofs are sloped—there are no flat roofs (less than 2:12 pitch). Many, if not all, of the houses originally had wood shake shingle roofs when built in the late 1980s. Throughout the years, there have been multiple roof-damaging hail storms in the neighborhood. Most, if not all, of the houses have had new roofs installed at least once due to the storms. The most recent roof damaging storms occurred in 2014 and again in 2019. Most houses now have asphalt shingles.

Each individual homeowner is responsible for maintaining the exterior of their home, which includes the roof. *Replacing the roof in the exact same material type and color/shade is straightforward and needs no HOA review or approval.* However, **since replacing the roof with a different material type or color/shade is an exterior alteration, the homeowner must obtain written approval prior to commencing the alteration.**

The following sections from the Oakridge Village II Declaration of Covenants, Conditions, and Restrictions are especially relevant:

“No building, fence, wall or other structure or other improvements shall be commenced, erected or maintained upon the properties, nor shall any exterior addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing (as to the harmony of exterior design and location in relation to surrounding structures, landscaping and topography) by the Architectural Control Committee.” – Article VII, Architectural Control, Section 1 (Review)

“All improvements constructed on a lot shall be of first class or superior materials and shall be constructed in a first class workmanship manner. All roofs shall be of a first quality material including but not limited to wood shakes, copper metal roofs, tile or such other first quality materials as may be accepted by the Architectural Control Committee. Similarly, all brick materials, stone materials and other exterior siding materials shall be of first quality and shall be of such colors and tones as are harmonious with the remainder of the properties as determined by the Architectural Control Committee.” – Article VII, Architectural Control, Section 2 (Minimum Standards)

## **Purpose**

The HOA board of directors has provided this policy for the following reasons:

- To document the approval requirements for roof replacement so that they are consistently applied for all homeowners.
- To ensure that the roof material types and color/shades used in the neighborhood are maintained to a standard equivalent to or exceeding the current design (we want homes that look nice).
- To ensure that the roof material types and color/shades used in the neighborhood remain harmonious with the current design scheme and from unit-to-unit (we want homes that look like they belong).
- To ensure that roof installations in the neighborhood comply with all applicable City codes.

# Oakridge Village 2 HOA Roof Policy

## Scope

This policy covers all roof installations on Oakridge Village 2 HOA homes, including any attached structures.

## Specifications

All Oakridge Village 2 HOA roof replacement projects must fully comply with the current **City of Fort Collins Roof Covering and Re-Roofing Requirements**, and any other applicable City building codes.

In addition, the Oakridge Village 2 HOA applies the following specifications:

### **Roof Material Type**

The preferred material for a new roof is asphalt shingles. Shingles must be Class 4 Impact Resistant shingles per City Code. Other Class 4 Impact Resistant materials (metal, tile, rubber or wood shake shingles) will be considered. The roof design needs to be visually harmonious with other roofs in the Oakridge Village 2 neighborhood. The Architectural Control Committee as appointed by the elected HOA board of directors will decide by consensus or majority vote whether the proposed roofing material is harmonious.

### **Roof Color/Shade**

The roof must be only one(1) color/shade. Best to choose from a color scheme palette described as “brown”, “black”, “grey”, “wood” or the like. The new color needs to be harmonious with other homes in the Oakridge Village 2 neighborhood. The Architectural Control Committee as appointed by the elected HOA board of directors will decide by consensus or majority vote whether the proposed color is harmonious.

*Please note: Replacing the roof in the exact same material type and color/shade is straightforward and needs no HOA review or approval. But otherwise, follow these steps:*

### **Approval Procedure**

1. Obtain an Architectural Review Request Form.
2. Select your roof material type and color/shade. Be sure to follow this policy.
3. Obtain a current revision copy of the City of Fort Collins Roof Covering and Re-Roofing Requirements document. Review the City requirements and confirm compliance for your roof project. Obtain all necessary permits.
4. Communicate with your adjacent neighbors about your new roof material type or color/shade and gain an understanding of how they may be impacted by the project and any reservations they may have.
5. Submit your completed Architectural Review Request Form to the HOA Architectural Control VP and get their written approval before proceeding with the new roof job. Include a brochure or sample of the new roof material type or color/shade.
6. If requested by a neighbor or the Architectural Control VP, be prepared to place a sample of the new roof material type or color/shade on your home so that it can be reviewed.
7. Once written approval is received using the Architectural Review Request Form, then proceed with the roof replacement project.

