

Roof Replacement Policy

Purpose: This policy is provided to homeowners and contractors in Sugar Ridge Commons who may have questions regarding roof replacement. This policy statement may be changed as circumstances change or needs dictate.

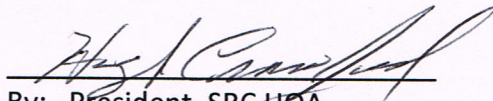
Property owners must adhere to the following guidelines when considering to have roof repairs made to their residence in Sugar Ridge Commons:

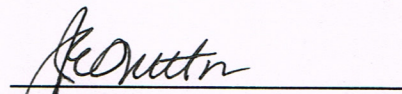
1. If the roof in question is 5 years and 1 day old, then the entire roof must be replaced with architectural shingles as required in the CCR's, in Article V, Para. F, Subparagraph 5, which requires that roofs must be Owens-Corning OakRidge AR, color, Onyx Black. Any substitution (if the OakRidge AR is not available) must be approved by the Architectural Control Committee and must be onyx black.

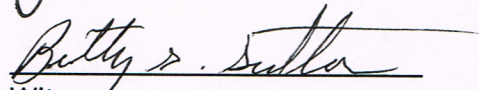
a). Utility piping extending above the roof lines must be painted black in order to blend with the new shingles.

2. If the roof in question is 5 years or less in age, then depending on the area to be repaired, new shingles can be installed, as long as there are no more than 5 shingles to be replaced and the installer agrees that the area being repaired would not be noticeable. However, if the roof area is a large area such as one side, etc. then, the entire roof should be replaced.

This policy is covered in various paragraphs in the CCR's, copy of which is available on the SRC website: www.srchoa.org


By: President, SRC HOA


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Approved by the SRC HOA Board of Directors.