

Beckly Woods Residents Association Roof Policy

Purpose: The purpose of this policy is to maintain the aesthetic harmony, structural integrity, and overall value of the community by establishing guidelines for the repair, replacement, and maintenance of roofs on properties within the Homeowner Association.

Scope: This policy applies to all residential properties within the Homeowner Association.

1. General Guidelines:

- All roofing materials and colors must be approved by the Architectural Review Committee (ARC) before installation.
- Roof replacements and repairs should comply with local building codes and regulations.
- Homeowners are responsible for ensuring that their roofs are properly maintained and free from damage.

2. Approved Roofing Materials:

- Asphalt shingles (specify color options)
- Clay or concrete tiles (specify color options)
- Metal roofing (specify color and style options)
- Other materials as approved by the ARC

3. Roof Replacement and Repair:

- Homeowners must submit a request to the ARC for approval before commencing any roof replacement or significant repair work.
- The request should include details such as the type of roofing material, color, and estimated timeline for the project.
- Any changes to the original plan must be re-submitted for approval.

4. Non-Compliance:

- Homeowners found to be in violation of this policy may be subject to fines and/or required to revert any unapproved changes at their own expense.
- Continued non-compliance may result in further legal action as deemed necessary by the HOA Board.

5. Exemptions:

- In cases of emergency repairs, homeowners should notify the ARC as soon as possible and provide documentation of the emergency work performed.
- Exemptions may be granted by the ARC on a case-by-case basis.
- **Roofs being replaced that conform to the original style and material (shingles) used.**

6. Review and Amendments:

- This policy will be reviewed periodically by the HOA Board and ARC to ensure it remains current and effective.
- Amendments to this policy may be made by a majority vote of the HOA Board.