

JOHNSON RANCH COMMUNITY OWNERS ASSOCIATION

ROOF POLICY

In order to preserve the harmony of design, protect the aesthetic appearance, and to preserve and enhance property values within the Johnson Ranch community (the "Community"), the following requirements must be met with respect to the installation of roofs on all homes located within the Community.

The following Roof Policy is consistent with the architectural control provisions in Article 10 of the *Amended and Restated Master Landscaping Declaration of Covenants, Conditions and Restrictions for Johnson Ranch Community Zone* (the "Declaration" or "CC&Rs").

1. Submission of Plans and Specifications. With the exception of wood shake roofs installed by an Owner, no roof shall be installed by an Owner until the plans and specifications showing the nature, kind, shape, color, height, size, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee as to:

- A. Quality of workmanship and design; and
- B. Harmony of external design in relation to the nature and character of the Community and the improvements thereon.

2. Application for Approval. With the exception of wood shake roofs, any Owner proposing to perform any installation of his or her roof must submit an architectural application on the form specified by the Architectural Control Committee.

With respect to metal and concrete tile roofs, (1) approval must be obtained prior to the commencement of any work, and (2) any Owner who begins installation of a metal or concrete tile roof before receiving the required approval shall be responsible for all enforcement costs incurred by the Association, including attorneys' fees.

Along with the plans and specification noted in Section 1 above, all architectural applications must be accompanied by the following:

- A. A sample of the proposed roofing materials; and
- B. Photos of the home showing how the proposed roof will complement the architectural design of the home. Brochures may be submitted, but shall not serve as a substitute for the provision of a physical sample of the actual materials.

3. Types of Roofs Permitted. All other roofing materials which are not set forth in the subsections below are prohibited and shall not be approved. Only the following types of roofs are permitted:


- A. Wood shake roofs of light, medium or heavy butt classification.
- B. Metal roofs that simulate wood shake to the satisfaction of the Architectural Control Committee.
- C. Concrete tile roofs that simulate wood shake or that complement the architectural design of the home and Johnson Ranch Community to the satisfaction of the Architectural Control Committee.

4. Installation. Roofs shall not be installed over existing roofing materials. The existing roofing materials must be completely removed prior to the installation of a new roof.

5. Color of Roofing. While the Architectural Control Committee shall consider a variety of factors in deciding whether or not to approve an application for roof installation, color is a primary concern. In order to protect the harmony and appearance of the Community, all roof colors must be consistent with the color of aged wood shake or earth tones that complement the architectural design of the home.

6. Other Considerations. The Architectural Control Committee will consider metal roofing products and tile roofing products that are barrel in shape. Barrel tiles shall only be considered on homes that exhibit Spanish or Italian stucco architecture.

IN WITNESS WHEREOF, we the members of the Board of Directors of JR Community Owners Association, as signified by our signatures below, do hereby affirm, approve and adopt the foregoing Roof Policy on this 20TH day of OCTOBER, 2016.



President



Vice President



Secretary/Treasurer