

# PINE LAKE ESTATES HOMEOWNERS ASSOCIATION ROOFING STANDARD

## FORWARD

In response to recent homeowner concerns about aging, deteriorating, and costly cedar shake maintenance, a study of roofing materials was performed to review current materials used in both new construction and re-roofing applications. The study summary was provided to homeowners via the association annual meeting, association web site, and a direct mailing. In late 2009 and early 2010, two separate surveys were sent to homeowners to confirm interest in amending our existing Covenants, Conditions, and Restrictions (CC&R's), to allow alternative roofing materials, and to identify preferences and limits on the varieties of material types and color.

As a result of the survey results, a proposed amendment to the CC&R's was developed by the Board and sent to the membership for a vote. As of May 25th, thirty-five members of the association submitted their votes on the roofing options ballot. Thirty four of your neighbors voted YES and one voted NO, thereby passing the proposed amendment to our CC&R's. The CC&R's will be amended to reflect the Association's desire to allow for two roofing options. The new Roofing Standards will require approval of both the Pine Lake Estates HOA – Architectural Control Committee (ACC), and the Pine Lake Estates HOA Board. The attached Roofing Standard upon approval, will identify requirements for new or replacement roof installations in Pine Lake Estates, and will apply to all residence. The standard will be maintained by the ACC.

## STANDARDS FOR EVALUATING HOME ROOF REPLACEMENT APPLICATIONS

**Introduction** – The purpose of the Pine Lake Estates Homeowners Association Covenants is to enhance and protect the value, desirability and attractiveness of this subdivision. The Architectural Control Committee (ACC), which is appointed by the elected Association Board, is charged with evaluating all proposals submitted by homeowners regarding “exterior additions or structural alterations” for design, building materials, and color. Homeowners are now required to obtain ACC approval for all roofing and siding/trim projects.

This standard was developed specifically for evaluating replacement roofing materials and roof maintenance proposals. It is intended to provide direction to the Homeowner in the materials selection decision and the ACC in the evaluation process.

The initial 1995 Covenants stated that “All roofs are to be unpainted cedar shingles or shakes.” Since 1995 manufactures of man made roofing products have developed higher quality materials that have improved visual appeal, durability, and warranties. As some roofs in the subdivision have reached approximately 15 years of age, some homeowners have requested the HOA to consider allowing these new materials to be used on roof replacement projects. To accommodate a broader range of materials to be considered, the HOA Members approved by a majority of votes the addition of an Amendment to the Covenants which allows cedar shake or architectural composite materials to be included for consideration. The amendment replaced the restrictive language noted above to now read “**All roofs are to be unpainted cedar shingles/shakes, or Architectural Composite materials, and must comply with the Pine Lake Estates Homeowners Association – Roofing Standard. This standard is to be developed and maintained by the ACC, and approved by both the ACC and the elected Homeowners Board. All roofing replacements shall require prior approval of the ACC.**”

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## APPROVED REPLACEMENT ROOFING MATERIALS & PROCESS

### 1. WOOD

- A. Red Cedar Shakes – Premium Grade taper sawn (split face showing, sawn back), clear heart wood, 100% edge grain, no defects, 5/8th inch minimum, installed in accordance with Cedar Shake & Shingle Bureau recommendations.
- B. Red Cedar Shingles – Number 1 Grade, Blue Label, clear heartwood, 100% edge grain, no defects, installed in accordance with Cedar Shakes & Shingles Bureau recommendations.

Note: Pressure impregnated fire retardant or preservative treatments for shakes or shingles are acceptable as long as the natural cedar color is maintained following such process.

**2. ARCHITECTURAL COMPOSITE** – These include architectural composition products and associate companion composite ridge products. The following products are approved roofing materials. The use of Architectural Composite material shall also require the use of the list companion Hip and Ridge accessory. The goal of the ACC is to identify products that will enhance and protect the value of our subdivision based on appearance (i.e. design and color). Approved products will resemble in appearance and color cedar shakes and shingles. The approved architectural composite materials are:

- A. **CertainTeed - Presidential Shake TL Ultimate** (Triple Laminate)  
**(Note: A similar named product, “CertainTeed - Presidential Shake” is a different product (double laminate) and is not approved.)**  
Approved Colors: CertainTeed “Autumn Blend”, “Country Gray”, or “Shadow Gray”.
- B. **Required hip and ridge material to be used with above:**  
**CertainTeed Mountain Ridge, High Profile Hip and Ridge Accessory**  
Approved Colors: CertainTeed “Autumn Blend”, “Country Gray”, or “Shadow Gray” (to match CertainTeed architectural roofing material color above.)

There may be other products that can meet these design and color standards. Members may submit information and actual samples/colors to the ACC for evaluation and consideration. However if a product is submitted which is not listed above, the normal 45 day approval process will be extended to 90 days to allow both the ACC and Board to study the proposed material and alter this standard if approved. There are no assurances any proposed alternative material will be approved.

**3. REPAIRS TO EXISTING ROOFS** – Repairs to an existing roof that use previously approved roofing materials for that home, do not require prior approval or review from the ACC.

## **PINE LAKE ESTATES HOMEOWNERS ASSOCIATION ROOFING STANDARD**

**4. ROOF REPLACEMENT - ROOF OVERLAYS** – Replacement roofs shall require the existing roofing material to be completely removed prior to installation of new shake or architectural composite material. No overlays of existing roofing material shall be allowed.

**5. ROOF VALLEYS , FLASHING, and VENTS** - Replacement roofs projects shall require the use of new 26 gauge minimum, painted metal “W” valley flashings, base flashing, and roof vents which match the brown tone color of existing.

**6. ROOFING CONTRACTORS** - All roofing contractors shall be state licensed professionals, and shall ensure necessary permits are obtained. All roofing work is to be performed to professional and trade standards of workmanship or better. The roofing contractor shall maintain the worksite free from excess accumulation of debris or storage of materials. At no time shall the contractor’s activities pose a nuisance to adjoining neighbors.

**7. ROOFING REPLACEMENT DURATION** - All roofing replacement projects shall be completed within 30 days from start of construction (e.g. start of removal of existing roofing). Contractor work hours shall comply with city ordinances. Clear or black plastic sheeting maybe used if needed for temporary roof protection during replacement. No blue polytarp material shall be allowed.

### **NOTICE:**

**All roof replacement projects, including those using the materials noted above, require prior approval from the ACC. An application for approval should be submitted using the “Pine Lake Estates - Roof Replacement Application” form.**

**In the above listing of “Approved Replacement Roofing Materials”, Pine Lake Estates Homeowners Association makes no representations or warranties of any kind on materials (e.g. appearance, product life, wind, fire, algae or moss resistance), contractors, manufacturers or brands.**

**Homeowners should be aware that conversion from existing cedar shakes or shingles to another roofing material may require a Building Permit for the required roof sheathing (plywood or other wood underlayment product) and in the case of conversions, possible requirements to install additional vents or stronger rafter supports.**

**PINE LAKE ESTATES HOMEOWNERS ASSOCIATION  
ROOFING STANDARD**

**APROVED BY THE PINE LAKE ESTATES HOMEOWNERS ASSOCIATION –  
Architectural Control Committee (ACC)**

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**APROVED BY THE PINE LAKE ESTATES HOMEOWNERS ASSOCIATION – BOARD**

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# PINE LAKE ESTATES HOMEOWNERS ASSOCIATION ROOFING STANDARD

## Pine Lake Estates - Roof Replacement Application

Name: \_\_\_\_\_ TEL \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Roofing Contractor: \_\_\_\_\_

### Roof Replacement Information:

#### 1. Roofing Material to Be Used (indicate with an X)

Cedar (Shakes/Shingles) (complete section 2 below)

Architectural Composition Shingle (complete section 3 below)

#### 2. Description of Wood Product Material: Cedar Shakes \_\_\_\_\_ or Shingles \_\_\_\_\_

a. Manufacturer

\_\_\_\_\_

b. Full Product Name

\_\_\_\_\_

c. Grade

\_\_\_\_\_

d. Butt Thickness (exposed edge of shingle)

\_\_\_\_\_

e. Any Fire Retardant or Preservative (If so describe material and color)

\_\_\_\_\_

f. Will wood product be installed in accordance with recommendations of Cedar Shake and Shingle Bureau? Yes \_\_\_\_\_ No \_\_\_\_\_

#### 3. Description Architectural Composition Shingle Materials

a. Manufacturer's Name & Website

\_\_\_\_\_ www. \_\_\_\_\_

(If non-approved materials)

b. Specific, Full Product Name

\_\_\_\_\_

c. Design and Color (submit actual sample/color, non-approved materials only)

\_\_\_\_\_

d. City Building Permit Obtained

\_\_\_\_\_

October 19, 2010

# PINE LAKE ESTATES HOMEOWNERS ASSOCIATION ROOFING STANDARD

**Homeowner Signature** \_\_\_\_\_

Date \_\_\_\_\_

**MAIL TO** [acc@pinlakeestateshoa.org](mailto:acc@pinlakeestateshoa.org)

Or Pine Lake Estates Home Owners Association

Attention: ACC

3020 Issaquah Pine Lake Road #565

Sammamish, WA 98075