

Roofing Committee Summary

The One Club House Lane South Divisions 1, 2 & 3 Design Guidelines, Section D “Roofing” states “...*Approved roofing is cedar shake or shingle. Alternative roofing material must be submitted to the A.R.C. for review and approval and must blend in with the existing cedar shake roofs in style, texture and color...*”

In response to homeowner interest regarding roofing options and pursuant to the OCHLSA By-laws, the Board of Directors created a Roofing Committee for the purpose of providing guidance to current and future Architectural Review Committees (A.R.C.s) for the approval of applications for re-roofing projects in the neighborhood. The Committee consisted of five OCHLSA homeowners who were appointed by the OCHLSA Board of Directors, and two Board members who served as liaisons. A list of Roofing Committee Members is attached.

The Roofing Committee was responsible for defining roofing material requirements, selecting approved roofing materials, and selecting approved colors of each roofing material. Particular emphasis was placed on alternatives to cedar shake or shingle, as permitted by the Design Guidelines. The purpose was to uphold the overall aesthetic value of homes within the community by providing options that would maintain uniformity and consistency of appearance while also addressing homeowner concerns about price, maintenance and longevity. The goal of the Roofing Committee was to provide options that would be readily adopted by homeowners for years to come and would give future A.R.C.s consistent parameters for interpreting the general requirement of “*material(s) ... which must blend in with the existing cedar shake roofs in style, texture and color.*”

The Committee met with roofing material suppliers both independently and collectively, and inspected samples of dozens of materials. Members independently viewed other communities that are undergoing re-roofing projects, as well as new developments. Committee meetings were variously attended by an independent professional roofing advisor, the owner of a local roofing company with over 30 years of experience in the business, and a real estate agent with particular expertise in the Mukilteo real estate market. The Committee members met for a total of approximately fourteen hours over six sessions and brought a variety of strongly-held opinions to the task. All perspectives were vigorously represented. In addition to appearance, the Roofing Committee considered other factors in the process of selecting roofing materials, including history of use in the Northwest climate, potential fade rates, long-term availability, product warranties, maintenance, and installation cost. The Roofing Committee makes no representations or warranties about any of its roofing materials recommendations, either collectively or individually.

Roofing Committee Recommendations

Reference Section D “Roofing” of the Design Guidelines

Add the following:

Roof Replacement:

Roofs shall be replaced in a continuous and sequential manner until completed to the homeowner’s satisfaction. During the re-roofing process, debris from the tear off and installation shall be picked up daily to minimize visual impact to the neighborhood. Protection of adjacent properties and landscape shall be observed at all times. New roofing material shall be contiguous and uniform throughout all roofing surfaces, sections and levels. Preparation and installation shall reflect a high standard of care and professionalism and follow exactly the roofing material manufacturer's installation specifications.

The replacement roof material shall be selected from one of the following three options:

1. Natural Cedar Shakes:

Shakes must be no less than 1/2" thick, unpainted and unstained. CCA Treated 100% Premium Vertical Grain shakes are recommended for longer life cycle. Any preservative or treatment applied to the cedar shake roof shall be clear, untinted, and unpigmented, and applied to cover all roofing surfaces and levels uniformly. Tinting, staining, or painting of the cedar shakes shall not be allowed.

2. DaVinci Classic Shake Roofing (synthetic composite):

Color shall be exclusively limited to “Tahoe Blend.” Shakes shall be installed to insure a random mixing of the multiple color shades that make up the “Tahoe Blend” shakes.

3. CertainTeed Presidential TL Ultimate (asphalt composition):

Material must be tri-laminate (TL). Color shall be exclusively limited to “Autumn Blend.” CertainTeed’s Mountain Ridge high-profile hips and ridges are required and must be an exact match to the “Autumn Blend” color.

Notes on Materials Options

Natural Cedar Shakes:

There are several different grades of cedar shake. It appears that the homes in OCHLSA were originally roofed with raw medium 1/2" cedar shakes. The professionals with whom the Committee consulted advised against this "builder's grade" material for re-roofing, thus the Committee recommends a higher grade and thicker cedar shake.

***Sample Estimate:**

Cedar Shake, CCA Treated 100% Premium Vertical Grain Medium 5/8" = \$26,408.00 plus tax.

Cedar Shake, CCA Treated 100% Premium Vertical Grain Heavy 3/4" = \$27,345.00 plus tax.

Cedar Shake, CCA Treated 100% Premium Vertical Grain Heavy 7/8" = \$30,539.00 plus tax.

DaVinci:

This is a premium synthetic composite which resembles natural cedar shake in appearance. It is an investment grade roofing solution with a 50-year warranty.

***Sample Estimate:**

DaVinci Shake Roofing (synthetic composite) = \$43,320.00 plus tax.

CertainTeed Presidential TL Ultimate:

This is an architectural-grade, asphalt composition product with a long history in the Northwest. When installed with CertainTeed's Mountain Ridge high-profile hips and ridges, its tri-laminate construction is designed to mimic the shading of a cedar shake roof. It has a 50-year limited transferable warranty.

***Sample Estimate:**

CertainTeed Presidential TL Ultimate (asphalt composition) = \$24,334.00 plus tax.

*Estimates were obtained from one contractor in February 2009 for re-roofing a representative home in OCHLSA. The sample home was a Torrey Pines model of approximately 3000 square feet of living space. The prices are all-inclusive (i.e. plywood where required). Prices are offered for comparison only.

Other Products:

The Committee looked at many other products, including a variety of synthetic and rubber-based composites. In general, most had a less rustic and more linear appearance. Some were felt to be too shiny. The Committee was also concerned about potentially high fade rates and a comparatively limited history of use in the Northwest.

Colors:

In order to maintain uniformity and consistency of appearance in the community, the Committee placed restrictions on color options for the approved materials. Inspections of other communities where a diverse color palette was permitted led to the conclusion that doing so in OCHLSA would violate Section D of the Design Guidelines. The challenge was to decide which tone was most representative of cedar shake in its natural lifecycle. It was also noted that roofs in OCHLSA are wet for much of the year, yielding a darker tone. The Committee concluded that gray-tones are the most representative of cedar shake in its natural state, thus the approved color for the DaVinci Shake option is "Tahoe Blend" and the approved color for the CertainTeed Presidential TL Ultimate option is "Autumn Blend."

Reference Section O "Maintenance" of the Design Guidelines

Add the following:

Maintenance of existing cedar shake roofs:

Roofs shall be appropriately maintained to remove build-up of moss, fungi or other debris. In order to comply with the requirement to "*blend in with the existing cedar shake roofs in style, texture and color,*" and in the interest of uniformity and consistency of appearance throughout the community, cedar roofs shall only be treated with a clear, unpigmented solution to preserve the appearance of cedar shake in its natural Northwest lifecycle. As a result of recent roof treatments, there are presently several different colors of cedar shake roofs in the community, ranging from silver to orange to brown. Roofs that have been previously treated with a tinted or pigmented stain will be allowed to naturally fade, or at the homeowner's option, may be treated with a natural fading agent. Future treatments shall use a clear, unstained, and unpigmented solution.

Repairs, additions, or modification to existing roofs shall be done with new, first article roofing materials that match exactly the existing installed roof material except that, for cedar shake, new, first article material will retain its natural appearance until weathered. Preparation and installation shall reflect a high standard of care and professionalism and follow exactly the roofing material manufacturer's installation specifications.

Eagle Crest Division 10:

Reference Section D “Roofing” of the Design Guidelines

Add the following:

Roof Replacement:

Approved roofing is architectural grade composition roofing. Alternative roofing material choices shall be as stipulated above for OCHLSA Divisions 1, 2 & 3

Respectfully submitted by the Roofing Committee April 1, 2009:

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