

The Villas at Georgetown North Homeowners Association

VGN Roof Replacement and Repair Policy

Changes to the exterior of every Villas at Georgetown North home are governed by the association's covenant as follows;

Each Owner shall be solely responsible for all maintenance and repairs to the Building and improvements on the lot owned by such Owner; provided, however, that the Board of Directors shall have the right to contract for the performance of any such maintenance or repairs to the exterior or structural components of such Building and improvements, after thirty days' notice to and an opportunity to be heard by such Owner, and to assess such Owner for the cost thereof as a special assessment due and payable with the next regular monthly assessment and enforceable in the same manner as other assessments; and provided further, that all exterior painting and improvements by Owners shall not be performed without the prior written approval of the Board of Directors, or of a Committee of the Board of Directors appointed for that purpose.

The covenants require that each change be approved in advance and in writing, by the VGN Board of Directors, or by a committee of the board appointed for that purpose.

The most prominent change to any home would be the replacement or repair of the roof. Except for weather damage, it is unlikely roof replacement, or repair will be necessary for several years or more. Nevertheless, the board feels association policy should be ready for such changes. Therefore, it has adopted the following guidelines, which will be applied to all requests for approval to replace or repair a roof:

Guidelines

In order to continue existing uniformity among association homes, roof replacement must be done with board-specified "architectural" style shingles. The board has selected:

CertainTeed, Landmark Designer Shingles – Color: Georgetown Gray

as the shingle that will be used. This shingle was chosen for anticipated life expectancy, stain and wind resistance. Verification that this shingle will be used in the replacement must be included in the request for board approval.

1. Roof Repair must be done, insofar as possible, with "three-tab" style shingles of the same color, texture and quality as the shingles currently in place on the roof. Information on the type and source of the shingle must be included in the request for board approval.
2. Roof replacement or roof repair must be done by a licensed contractor with a well established reputation for high quality work. Information on the contractor must be included in the request for board approval.
3. In a duplex villa, when a licensed inspection of one homeowner's roof indicates the need for roof replacement, both homeowners in the villas must agree to replace their roofs at the same time.
4. Requests for board approval of roof replacement or roof repair must be presented on a Roof Change Form specially designed for that purpose. A copy of the form will be sent to all VGN homeowners.

Villas at Georgetown North Homeowners Association
Roof Change Form

Name _____

Address _____ Phone _____

ROOF REPLACEMENT

Single Family Villa _____ Duplex Villa _____

Duplex Villa: Name and address of roof mate?

Name _____

Address _____ Phone _____

Confirm use of board-required replacement shingle "architectural" style:

CertainTeed, Landmark Designer Shingles - Color: Georgetown Gray

Name of licensed roof contractor performing replacement work:

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ROOF REPAIR

Single Family Villa _____ Duplex Villa _____

Duplex Villa: Name and address of roof mate:

Name _____

Address _____ Phone _____

Repair "three-tab" style, Owen Corning Supreme, previously purchased from Big C Lumber,
using the same color/texture as the current roof.

Name of licensed roof contractor performing replacement work:

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Homeowner Signature (Please print and sign)

Single Family Villa _____

Duplex Villa _____

Date _____

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Board Approval by VICE PRESIDENT

Approved: _____ Not Approved: _____

Reason(s) approval denied _____

Signature _____ Date _____