

TWIN LAKES ESTATES METAL ROOFING POLICY RECOMMENDATIONS

Adopted January 3, 2025

Several types of residential metal roof systems:

Standing Seam V Rib.

Exposed Fastener.

Metal Tile.

Metal Shingle.

Standing Seam

24 gauge or thicker.

Galvalume composition – 55% Zinc-aluminum coated steel.

No exposed fasteners – hidden by the overlapping ribs or seams.

Kynar 500 resin based finish – wide array of colors available. Typically has a 30-year finish warranty.

50-year plus lifetime.

Exposed Fastener

Thinner metal – usually 26 gauge or thinner.

More prone to Oil Canning – visible waves in the metal caused by expansion and contracting of the metal. More common in thinner gauges.

Exposed fasteners (screws).

Kynar finish is not available.

Metal Tile and Shingle

Too many variations to mention here.

Metal roofs must be kept clean and free of discoloration, fading, rust, dents or surface deviations.

ACC Recommendation: Standing Seam with V Rib, 24 gauge or thicker with Kynar 500 finish. Color choice is subject to separate approval by ACC. Requests for other types of metal roofs will be considered on a case-by-case basis.