

Mark Chiles

From: The Townes at Hershey Road HOA <info@thetownesathersheyroad.com>
Sent: Friday, May 17, 2024 10:57 AM
Subject: The Townes at Hershey Road - Roof Replacement Rules and Regulations

To All Homeowners,

Listed below are the new roof replacement rules and regulations recently agreed upon by the HOA Executive Board. Also, listed below is the Approved Architectural Shingle Style and Color for roof replacements in the community. A sample of this approved shingle will be available at the Annual Meeting on Monday, May 20th at Hoffman Hall at the West Hanover Township's Parks and Recreation Center. Roof replacement will be one of many topics of discussion at the annual meeting. The annual meeting will start at 7pm.

By purchasing a home in The Townes at Hershey Road, a planned community governed by a Homeowners Association, you agreed to abide by the rules and regulations set forth by the bylaws and covenants and the Homeowners Association.

The homeowners association is tasked by the By-laws and Declaration of Covenants and Easements that govern the community "to insure the attractiveness of the homes within the Townes, to prevent nuisance, to preserve, protect and enhance the value and amenities of the Townes," (Page 1) and "The Association shall not be responsible for maintenance of wooden decks, spouting or roofing, provided, however, the Association does have the right to control the maintenance of wood decks, spouting and roofs, and perform maintenance or repairs if the Owner refuses to do so and it is deemed necessary by the Association, the cost of said maintenance or repair to be the sole responsibility of Owner." (Article VII Section 3 - Page 17)

Homes on Brookridge Court were built between 2004 and 2007. So, they are 17-20 years old and were soon going to need roof replacements. Homes on Tiverton Lane were built between 2009 and 2014. So, they are 10-15 years old and were hopefully years away from needing roof replacements.

Various Townes at Hershey Road HOA Executive Boards have been wrestling for 15+ years as to what to do about roof replacements when roofs approached their end of useful life spans. Especially, with so many units in the community that share a structural roof with other units.

The hail storm last year and the damaged that it has caused to many roofs in the community has forced the current HOA Executive Board to immediately come up with a set of rules and regulations regarding roof replacements. These rules and regulations are not going to make everyone happy. But these rules and regulations must be followed as per your agreement when you purchased a home in this community.

These new roof replacement rules below are in effect for ALL homes in The Townes at Hershey Road community whether a roof had been damaged by a hail storm or not. If a roof was not recently damaged by hail, but roofs need to be replaced in the future, due to normal wear and tear or age, the same rules and regulations for roof replacement MUST be followed.

As required by Section VI Section 1 (Page 14) of the Declarations, Architectural Control Section. All homeowners before they make any changes to the exterior of their home (this includes roof replacement) they must submit an Architectural Change Request Form (ACR – available on the community website) to the HOA Executive Board for approval stating the style and color of the shingle they plan to use for roof replacement and the name of the roofer (The approved shingle is listed below). The ACR will be used to document roof replacement for future owners.

Approved Shingle - Style: Owens-Corning "Duration" Architectural Shingle. Color: Driftwood. This 50-year shingle with a lifetime warranty (When installed by a Owens-Corning Certified Installer) is similar to what is already on homes in

the community and the lifetime warranty is transferrable to the next owner. A great selling point when you go to sell your home.

BROOKRIDGE COURT

All the homes built by Fogerty, Classic and Landmark on Brookridge Court share a roof structure with 2, 3 or 4 units. There are no visible delineations on the roof between units of a building on Brookridge Court. For structural integrity, preventing roof leaks, for visual aesthetics and to increase property values in the community. **The roofs on each multiple unit building MUST be replaced at the same time by the SAME roofer with the Approved Owens-Corning Shingle of the same lot color.** Multiple roofers replacing roofs on a building with different shingles lots will not be allowed. All owners of units in a building must agree on a roofer to replace the roof of the entire building. If owners of units in a building cannot agree on when a roof is to be replaced or cannot agree on a roofer, the HOA Board can step in to resolve conflicts. Additional roof inspections from disinterested third party roof inspectors may be required and the decision of the HOA Board will be final.

TIVERTON LANE

All the homes built by Classic and Landmark on Tiverton Lane share a roof structure with 2, 3 or 4 units. On some buildings on Tiverton Lane, there are visible delineations on the roof between units of a building. For these units only, it may be possible that each unit can replace their roof individually without the involvement and agreement of the other owners of units in their building. However, homeowners will need to contact the HOA Executive Board in advance to determine which particular Tiverton Lane units qualify for this exemption. It will be on a case-by-case basis. Otherwise, all units on Tiverton Lane that share a structural roof with other units in a building will have to abide by the same roof replacement rules and regulations as the units on Brookridge Court.

These roof replacement rules and regulations are in effect for ALL homes in The Townes of Hershey Road whether your home was affected by the hail storm or not. Roof replacements in the community due to normal wear and tear or age, 5, 10, 15 years down the road will be required to abide by these roof replacement rules and regulations. These roof replacement rules and regulations will appear on the community website and will be included in the future newsletters.

Sincerely,

The Townes at Hershey Road HOA Executive Board
Mark Chiles – President/Treasurer
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