

**Roofing Policy (updated 10/11/18)** - approved roofing materials for Kappelman's Bel Aire Heights (the Board reviewed this policy on 10/11/18 and approved the existing list of approved roofs for another year).

**Prior Approval Required for Roofing Work.** The materials used in replacing any roof must be approved by the Homeowners Association board of directors in advance of the work commencing. An Architectural Approval form must be completed (found in the back of your homeowner's directory or here on our website ([www.Belaireheights.com](http://www.Belaireheights.com))) and a copy of the roofing bid (**with all specifications that document that it meets this policy's requirements**) attached and submitted for approval to the Homeowners Association Board of Directors at least 30 days prior to commencement date. Written approval from the Board is required prior to commencement. Roofing contractor must be licensed in Bel Aire and obtain a permit from City of BelAire.

**Reason for Process.** The approval process is required by the covenants for the neighborhood. The duty is imposed on the directors by Section 1 of Article VI of the covenants. The covenants require any new installation of a building, fence, landscape, wall, roof, or other structure to be approved in advance. More importantly, the enforcement of the covenant requiring approval of construction work provides an important benefit to you. The covenant helps maintain a standard appearance of the neighborhood. Such maintenance protects and enhances the value of your property.

**Approval Process for Roofs.** The board has adopted a written policy and architectural approval form regarding the approval of roofing work. This policy lists roofing materials that will be approved. The policy and approval form are updated from time to time to reflect changes in products. Please obtain a current policy and form from this website before requesting approval.

**POLICY ON APPROVED ROOFING MATERIALS FOR BELAIRE HEIGHTS -**

Updated Policy on Roofing Materials Effective June 12, 2017. The following roofing materials will be approved:

1. Wood shake
2. Concrete (subject to color approval)
3. Composition Laminated (as specified below)

The following composition laminated shingle products in Weathered Wood Color only (unless otherwise noted below) with 300 lb. per square minimum weight will be allowed:

- Timberline Ultra HD
- Landmark Premium or TL
- Heritage Vintage
- Grand Sequoia IR
- Presidential IR

Effective June 12, 2017, this policy will allow an exception to the above weight requirement for only the following three (3) Impact Resistant shingles:

- Certain Teed Landmark IR – color: Weathered Wood
- Owens Corning Duration Storm – color: Driftwood (*this is weathered wood color*)
- GAF ArmourShield II – color: Weathered Wood

Please note that this is the currently known and approved list of roofing materials as of June 12, 2017. It is the board's intention to review this list annually, as roofing materials and specifications may change.

All roofs must be installed with a high profile ridge. Any metals or roof trim to be baked enamel bronze and all roof protrusions painted bronze.

We appreciate your cooperation on the maintenance of the neighborhood and its appearance.