

Roofing Standards

Last Updated August 2007

If you are considering replacing your roof, please complete the Architecture Control Committee review form.

The ACC also has excellent information on requirements from your roofer.

Below are the Roofing Material Standards

- Shingles fitting the description of "Architectural" or "High Definition" are required.
- The minimum 'Age Related' guarantee must be 40 year or greater. This is a requirement to have the necessary thickness of the roofing material and the subsequent shadow effect that the shingles will exhibit when installed.
- Additionally, there is a requirement for "High Definition" ridge and hip (cap) shingles.

In January 2002 the roofing industry summarily reclassified all of its products. The results of these changes are as follows:

Before January 2002 -After January 2002

25-year shingle – 30-year shingle

30-year shingle – 40-year shingle

40-year shingle – 50-year shingle

You can see that if you installed a '30 year' premium shingle in 1998, replacing it today with a 30 year shingle will result in a lesser quality and thickness roof than your old roof. Insurance companies understand but may need to be reminded of those changes. Please don't replace your roof with one of a lesser quality!

The following shingles currently meet our HOA standards:

GAF Timberline Select 40

ELK Prestique I High Definition, 40

These examples are by no means comprehensive nor are they the only shingles which will meet approval.

Please consult with a member of your Architectural Control Committee about current roofing standards prior to signing your roofing contract.