

## THOA Roofing Material Guidelines and Requirements

### General Roofing Guidelines:

- Roofing material must have dimension to create shadow through an appearance of layering and a difference in height.
- Materials should resemble the appearance of weathered shakes. Flat materials with no vertical relief are prohibited
- The sole use of shading of such product to create the appearance of height and shadow is prohibited.
- The color of the roofing product should be compatible with and complement the exterior color of the residence.
- The desired visual quality and character may be achieved through a variety of materials. Therefore, the approval or denial of such product should not be based solely on the material from which it is manufactured.
- Each proposed product will be subject to review by the ACC.
- This guideline will be reviewed on a regular basis (at least every three (3) years) and a list of approved (and un-approved) roofing materials and products will be kept on file for review by homeowners.

### Specific Material Guidelines or Specifications:

**Shakes:** If you choose to use wooden shakes, tapered western red cedar shakes, sawed or split, are the preferred roofing materials. Shakes shall have the minimum thickness of a “medium shake” (with an exposed end nominal thickness greater than 9/16 of an inch.)

**Acceptable materials:** Medium thickness cedar shakes, used as patches or an entire roof replacement, oil treated or untreated, unstained, natural in color, allowed to weather to a grey, dark grey, or dark brown appearance.

**Asphalt-Fiberglass Composite Shingles:** Dimensional, non-flammable, asphalt shingles, having a minimum weight of 350 lbs per square and a thickness of no less than 1/4 inch,) and a very high quality, as expressed by a 50 year or lifetime warranty, Class A fire rating, and a wind rating of 110 mph or greater.

**Acceptable materials:** Roofing materials and colors that mimic weathered shakes are preferred (medium to dark grey or medium to dark brown. All colors subject to the ACC’s evaluation and approval. Specifically approved products include:

- Domain Winslow (Elk), (Colors: Shadow Gray; Ravenswood, Brown Castle, and Stonehenge. ([www.elkcorp.com](http://www.elkcorp.com))
- Grand Canyon (GAF), Colors: Mission Brown, and Stonewood. ([www.gaf.com](http://www.gaf.com))
- Presidential TL (CertainTeed), Colors: Autumn Blend, Weathered Wood, and Bark Brown. ([www.certainteed.com](http://www.certainteed.com))
- Woodmoor (Owens-Corning), Colors: Chestnut, Sycamore, Granite, and Mesquite. ([www.owenscorning.com](http://www.owenscorning.com))

**Other Materials:** Other alternate, non-flammable materials such as steel or advanced plastics may be considered on a case-by case basis and are not specifically excluded by these guidelines. The

homeowner will need to prove to the ACC that such materials and colors are visually acceptable, highly durable, and in use in this region of Colorado. (The research and proof must be provided no less than 30 days in advance of being proposed and should at a minimum include written manufacturers descriptions or specifications, actual sized samples, and a presentation by the homeowner and manufacturer or installation contractor to the full ACC committee. A local example (i.e. a home within 5 miles) should be identified with the proposed new materials for view by the ACC.

**Acceptable materials:** Simulated shake like materials are required. Specifically approved products include:

- Da Vinci shakes, Colors: Autumn Blend ([www.davinciroofscapes.com](http://www.davinciroofscapes.com))
- Gerard Stone-Coated Steel, Canyon Shake, Colors: Timberwood, Ironwood, Windsor (A walkable steel roof is recommended.) ([www.gerardusa.com](http://www.gerardusa.com))

**Notice:** The ACC, Board, and THOA can not and does not provide or imply any sort of endorsement or warranty for the roofing materials and products listed. The homeowner is solely responsible for the installation and maintenance of any roofing product and will be held responsible for the replacement of any roofing product that shows significant degradation or failure for any reason over its lifetime. We suggest that homeowners seek installers that are certified by the roofing manufacturer for quality, performance, and optimal warranty issues.

### **Submittal Process:**

**Roofing Material Submittal Process:** The homeowner must submit to the ACC a request for approval of any new construction (including roof replacement) in writing prior to commencement of the work. Homeowner is advised not to make a contractual agreement until the ACC review process is complete. A minimum of two weeks (for previously approved roofing products) is needed. Alternative or new roofing products must be submitted a minimum of 30 days in advance. (Evaluation of new roofing products, particularly those not in common use in the local area, may take an extended period of time and the homeowner should be prepared to provide sufficient proof and reference material to allow the ACC make an informed decision. Insufficient information submitted may be a basis for rejection.) The ACC will maintain a list of approved and un-approved materials for homeowner consideration. All approved roofing materials and homeowner projects will include a written statement by the ACC as a record for the homeowner and ACC's files. No verbal approvals will be provided.