

Chimney Hills Estates Alternative Roofing Criteria

At the 2008 Annual meeting of members the ad hoc Roofing Committee proposed a change in the Alternate Roofing Criteria (see Covenant paragraph B. c.) which greatly liberalizes the type and style of shingles which could be used. This Alternative Roofing Criteria will allow the use of any architectural style/grade laminated composition shingle which simulate a weathered wood color having a 30-year or better warranty. Three-tab shingles are prohibited. The color part of these criteria is mandated by the Covenants, so for composition roofing which is designed to simulate wood shingles, the color must be a weathered wood.

It is the intent of our covenants to be flexible to allow for future products which, in the opinion of the Architectural Committee, most nearly meet the approved Alternate Roofing Criteria at the time of their proposed use. This flexibility may result in the subsequent disapproval of products which were once approved for roofing use and the approval of a product at one time does not indicate that it will be approved at any later time. (see Covenant paragraph B. f.)

The following is a list of approved roofing materials as updated by a majority vote of the Board on November 12th, 2018.

<u>No.</u>	<u>Manufacturer</u>	<u>Style</u>	<u>Color</u>
1	Not Specified	Cedar Shingles	Seek Approval
2	Not Specified	Cedar Shakes	Seek Approval
3	Not Specified	Slate	Seek Approval
4	Not Specified	Tile	Seek Approval
5	Not Specified	Built-up Gravel	Seek Approval
6	Not Specified	Metal Roofing	Seek Approval
7	Not Specified	Synthetic Roofing Shingles	Seek Approval
8	Malarkey	Highlander, Vista, Legacy	Weathered Wood
9	Tamco	Heritage	Weathered Wood
10	Atlas	Pinnacle Pristine	Weathered Wood
11	CertainTeed	Presidential IR Landmark TL	Weathered Wood
12	GAF	Timberline HD Camelot II	Weathered Wood

The Architectural Committee of the Chimney Hills Estates HOA will review requests of lot owners to use roof covering beyond those listed above. **Each lot owner desiring to use an alternative roofing product “Not Specified” MUST, in each instance, present their choice to the Architectural Committee and obtain approval prior to installing such materials on any structure.** Any roof replacement must comply with the Covenants on the Alternate Roofing Criteria as applied by the Architectural Committee. (see Covenant paragraph B. b.)

You may contact the Chimney Hills Estates Homeowners Association at www.ChimneyHillsEstates.com.