



Roofing Guidelines

NOTICE: The HOA Board of Directors has issued a temporary, six (6) month, waiver of the ACC pre-approval requirement for roof replacements resulting from the March 23rd hail storm. To be eligible the replacement must clearly and unquestionably comply with Article 3.24 of the CER, regardless of the existing roof material and color. The temporary waiver shall be in effect from March 27th, 2016 through September 30th, 2016.

The following information is for informational purposes only to aid HOA Lot owners in roof replacement. It is not an endorsement or recommendation of any specific product or manufacturer.

From the *Third Amended and Restated Declaration of Covenants, Easements, and Restrictions*:

3.24 Roofing Materials. All roofing for the Residences and other improvements located on the Lots shall consist of high quality aluminum shakes (with wood appearance), slate, concrete, clay tile, or composition shingles weighing at least **two hundred and forty (240) pounds per one hundred (100) square feet** of surface area covered thereby and be of a natural **weathered wood** color.

8.4 Architectural Approval.

(a) No... improvement of any nature... shall be erected, placed, or altered on any Lot until... submitted to and approved in writing by the [Architectural Control] Committee...

8.8 Variance. Upon submission of a written request for same, the Committee may, from time to time, in its sole discretion, permit Owners to construct, erect, or install improvements which are in variance from any established architectural standards, including but not limited to the standards prescribed by this Declaration and those previously published in architectural bulletins.

When replacing your roof it is strongly advised that you use a fully bonded/insured contractor to protect yourself in the event of an accident. The contractor, not the homeowner, must obtain a building permit from the City of Richardson and post it at the property prior to any work commencing. **All contractors must be registered to perform work in the City of Richardson.** Request copies of these documents from the contractor and retain them for your records.

An inspection is required upon installation of the roof deck, (if applicable) and a final inspection is required upon completion of the overall roof. Refer to: [City of Richardson Roof Repair / Replacement](#) for additional information.

Below is a list of roofing manufactures from the [Asphalt Roofing Manufacturers Association](#). This list is not intended to be all inclusive and provides examples of the **weathered wood** color requirement. Each manufacturer has numerous quality lines to choose from, most of which include a specific **weathered wood**.



Fairways of Sherrill

P.O. Box 830341
Richardson, Texas
75083-0341



Atlas Roofing Corporation

Atlas Roofing Corporation is an innovative, customer-oriented manufacturer of residential and commercial building materials. Atlas has grown from a single roofing shingle manufacturing facility in 1982 into an industry leader with 17 plants in North America and worldwide product distribution.

Visit Website: www.atlasroofing.com

<http://www.selectyourroof.com/step2/sm-shake>



CertainTeed Roofing / CertainTeed Corporation

CertainTeed Roofing specializes in manufacturing a full range of low and steep slope roofing products for residential and commercial applications. CertainTeed Roofing is part of CertainTeed Corporation, a leading North American manufacturer of building materials including roofing, vinyl and fiber cement siding, trim, fence, railing, decking, foundations, insulation, gypsum, ceilings and pipe products. Headquartered in Valley Forge, Pennsylvania, CertainTeed has approximately 6,000 employees and 65 facilities throughout the United States and Canada.

Visit Website: www.certainteed.com

<http://www.certainteed.com/products/roofing/residential/traditional/344864#>

Weathered Wood





Fairways of Sherrill

P.O. Box 830341
Richardson, Texas
75083-0341

GAF

Founded in 1886, GAF has become the largest roofing manufacturer in North America. The company's products include a comprehensive portfolio of steep-slope and commercial roofing systems, which are supported by an extensive national network of factory-certified contractors. Its success is driven by its commitment to Advanced Quality, Industry Expertise, and Solutions Made Simple for contractors, specifiers, and property owners alike. In 2011, GAF was the first roofing manufacturer to offer a Lifetime limited warranty on all of its laminated shingles and, in 2012, it introduced the GAF Lifetime Roofing System.

Visit Website: www.gaf.com

http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/High_Definition?CBViewer=1222



Timberline HD - Weathered Wood

IKO Production, Inc.

Established over 60 years ago, IKO remains a family-run business, engaged in the manufacturing and sale of asphalt roofing materials. It is a vertically integrated roofing company, producing many of the raw materials used in manufacturing its shingles, such as mineral stabilizer, roofing granules, fiberglass strands, and fiberglass mat. Most key components are manufactured within IKO's family of companies, under its own stringent quality assurance. This provides superior quality assurance over all its finished products. The IKO family of companies has over 25 manufacturing plants throughout the United States, Canada and Europe.


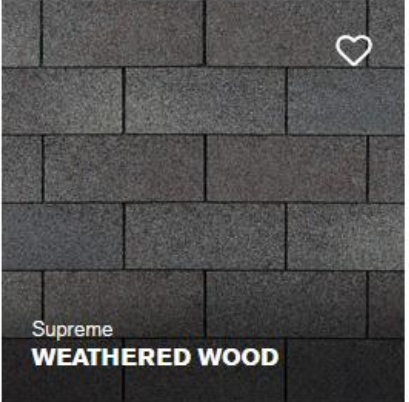

Visit Website: www.iko.com

<https://www.iko.com/residential/homeowner/photo-gallery/nggallery/residential-shingles-photo-gallery/cambridge-ir>



Weatherwood



<p>Malarkey Roofing Products</p> <p>Malarkey Roofing Products is a Portland, Oregon based roofing manufacturer that provides performance-driven residential, commercial, and sustainable roofing solutions with unparalleled service and integrity. Since 1956, Malarkey Roofing Products has consistently valued innovation and is motivated to provide products that are committed to sustainability through long-term solutions, creating value for customers and business partners.</p> <p>Visit Website: www.malarkeyroofing.com</p>	<p>https://malarkeyroofing.com/shingle-color-selector?product=1&category=1</p>  <p>Weathered Wood</p>
<p>Owens Corning</p> <p>Since Owens Corning was founded in 1938, the company has continued to grow as a market-leading innovator of glass fiber technology. A Fortune 500 company for more than 57 years, Owens Corning people redefine what is possible each day to deliver high-quality products and services to customers around the world.</p> <p>Visit website: www.owenscorning.com/roofing/</p>	<p>https://w.owenscorning.com/roofing/shingles/filter#tab=color&color=brown</p>  <p>Supreme WEATHERED WOOD</p>
<p>PABCO Roofing Products</p> <p>PABCO® Roofing Products began manufacturing premium asphalt shingles in Tacoma, Washington in 1984. PABCO quickly earned a reputation for producing quality products and providing excellent customer service. Our product offerings have expanded over the years, but our commitment to quality has remained and is one of our core values.</p> <p>Visit Website: www.pabcoroofing.com</p>	<p>http://www.pabcoroofing.com/roofing-shingles</p>  <p>Weathered Wood</p> <p>SCOTCHGARD</p>



Fairways of Sherrill

P.O. Box 830341
Richardson, Texas
75083-0341

TAMKO Building Products, Inc.

TAMKO Building Products, Inc. is a leading manufacturer of residential and commercial roofing products, waterproofing products, composite decking and railing systems, and cements and coatings.

Visit Website: www.tamko.com

<http://www.tamko.com/ShingleColors/>

