

Architectural Guideline

Roof Materials and Design

Parc Bethany Homeowners Association

This document establishes enforceable standards for the design, materials, and maintenance of roofs within Parc Bethany.

1. Purpose

The purpose of this guideline is to preserve the original architectural character, uniform appearance, and aesthetic consistency of the Parc Bethany community by regulating roof materials and colors.

2. Applicability

This guideline applies to all roof replacements or installations submitted on or after the effective date. Routine roof repairs that do not involve replacement of roofing material do not require Architectural Committee approval.

3. Prior Approval Required

Replacement or installation of any roof material on a home or outbuilding requires prior written approval from the Architectural Committee (AC). Approval must be obtained using the Association's Request for Home Improvement Approval Application before work begins.

4. Definition

For purposes of this guideline, a roof includes roofing materials installed on any structure requiring roofing material, whether attached or detached, including homes, outbuildings, garden sheds, gazebos, playhouses, and doghouses.

5. Approved Roofing Materials

Roofing materials are limited to the following: - Tile - Wood Shake - CertainTeed Presidential TL® composite (triple-layer)

No other roofing materials are permitted unless approved through a formal amendment to this guideline.

6. Outbuildings

Roofs on outbuildings must use the same roofing material as the primary residence on the Lot.

7. Color Standards

- Tile: natural earth tones only
- Wood shake: natural appearance; no coloring or staining
- CertainTeed Presidential TL® composite: Charcoal Black, Shadow Gray, Country Gray, Autumn Bark, or Autumn Blend

8. Installation Standards

All roofing installations must be completed in a professional and workmanlike manner and must comply with applicable building codes and manufacturer specifications.

9. Maintenance

Roofs must be maintained in good condition, including prompt repair or replacement of damaged, deteriorated, or missing materials.

10. Non-Conforming Installations

Roofing materials installed without approval or not in compliance with this guideline may be required to be modified or replaced to conform to Association standards.

11. No Precedent

Approval of any roof installation does not constitute approval of future installations and does not waive the Association's right to enforce this guideline or the CC&Rs.