

Replacing Roof / Skylight Guidelines

Architectural Control Committee

Section 5.1: Authority: Except as specifically provided for homebuilders in Section 5.3, no landscaping shall be undertaken, and no building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to, and approved in writing by the Committee.

Section 5.4: Standards: The Committee shall use its good faith efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property consistent with this Declaration. The Committee shall have sole discretion with respect to taste, design, and all standards specified herein. One objective of the committee is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built on the Property. The Committee from time to time may publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this Declaration.

Please note that these guidelines are to help residents understand the request form but are not meant to “shortcut” the approval process. All architectural plans must be submitted for review and approved by the ACC **PRIOR** to the commencement of any construction. Homeowner should review Declaration of Covenants, Conditions, and Restrictions at the website listed below, specifically;

- Article IV, "Construction of Improvements and Use of Lots" and
- Article V, "Architectural Control Committee"

Revision Dates - Version:

202110111 – Updated Guidelines

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Guidelines:

Roofs shall be:

- constructed or covered with a minimum 20-year composition shingle (meaning have a manufactures warranty of at least 20 years) with a weight of at least 240# per 100 square feet, be a 3-tab composition shingle and with the approximate color of either muted brown, gray or Weathered Wood, as approved by the committee.

Roof stacks and flashings must be:

- “Low profile” in nature and design.
- Located behind and not above the roof ridge and not on a front facing roof.
- Painted to match the roof color.

Alternative roof materials that provide additional wind and hail resistance, provide heating and cooling efficiencies greater than those provided by customary shingles, or provide solar generation capabilities may be acceptable if they:

- Resemble the shingles used or otherwise authorized for use.
- Are more durable than, and are of equal or superior quality to those authorized for use.
- Match the aesthetics of the properties surrounding the owner’s home.

Skylights shall:

- Match the color of your roof.
- “Milky” colored skylights are not preferred since they do not match typical roof colors and usually “draw attention” rather than blend with the surroundings

Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

Declaration of Covenants, Conditions and Restrictions:

<http://www.watterscrossing.com/Covenants.pdf>

Frequently Asked Questions:

<http://www.watterscrossing.com/Reminders.pdf>

‘Request Form’ Link: [Roof Replacement Request](#)

Please include with the Request Form:

1. Shingle color **as presented in a picture or a link to the shingle color.**