

Wood Trails HOA Roofing Policies

CCR Reference 6.4: All roof modifications and retrofits shall be approved by the 'Board.' The Board shall maintain a written roofing policy that states the type and quality specifications approved. The board will approve roofs requests, on a case-by-case basis, that will be governed by quality, appearance and specifications.

When Wood Trails was established, the only roofing allowed was Shake, Shake-like, Tile and Tile-Like. In the 40+ years since the first homes were built in Wood Trails, the quality of cedar shake roofing material has steadily declined, while the cost has increased dramatically. To better serve our community, the Wood Trails HOA Board of Directors has approved some composite roofing material as an alternative to cedar shakes and tile.

The Board of Directors' overriding review criteria are **appearance** and **quality**. The options present a thick, layered, textured material and a natural blended color found in cedar shake or tile. The approved roofing material **must meet or exceed the required criteria** of:

- 1) 350 pounds per square (minimum)**
- 2) 50 year or lifetime transferable warranties (minimum)**
- 3) 90 Miles per Hour tested (minimum)**

Listed below are some examples of Manufacturers and their products which have met the required criteria in the past. This list is not all inclusive and only serves as preliminary guidance due to ever-changing material specifications. All roofing requests will be reviewed on a case-by-case basis! The WTHOA, the Board of Directors and the ACC do not assume any responsibility for manufacturer defects for materials selected by owners and approved by the Committee.

Sources:

GAF Materials Corporation: (www.gaf.com): Grand Canyon, Grand Sequoia

CertainTeed: (www.certainteed.com): Presidential, Presidential TL Ultimate, Grand Manor

Owens-Corning: (www.owenscorning.com): Woodmoor and Woodmoor AR Collection, WoodCrest Collection

Pabco Roofing: (www.pabcoroofing.com): Paramount, Paramount Advantage

<https://www.becn.com/products/roofing/roofing-shingles>

All re-roofing projects are required to be reviewed by the ACC and approved by the WTHOA Board in advance, including those selecting the roofing materials suggested above (which are subject to change).

Owners should submit their requests in writing using the downloadable Request Form posted on the WTHOA website well in advance of planned projects. The ACC and the Board has up to 30 days to review, research and approve or deny requests. This allows for adequate time for processing.

If you have any questions, please contact the WTHOA Board of Directors.

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