

CHAPPARAL COMMUNITY ROOFING GUIDELINES

Second Revision, January, 2016

The roofing materials market continues to evolve, so the Board of Directors of the Home Owners' Association of Chapparral 480 hereby is revising the roofing guidelines applicable to the neighborhood.

In the Declaration of Protective Covenants and Restrictions of Chapparral 480, Arapahoe, County, Colorado, recorded and executed on May 10, 1982, Article 7, it is stated "All residences, including outbuildings, shall have wooden shingle roofs, unless otherwise approved by the Architectural Control Committee (ACC)." The ACC has recommended the following changes to the Roofing Guidelines as revised in February, 2009.

The Board of Directors hereby adopts the new Roofing Guidelines

Re-roofing a home always requires prior approval by the HOA. Because of the wide variety of materials and colors which is constantly evolving, all roofing projects require a review and approval by the ACC prior to starting roofing work. Please submit your request, along with a sample of the roofing material for which you are seeking approval, to the ACC.

The materials listed below have been generally approved for installation on homes in Chapparral.

- Cedar shake (heavy or extra heavy grade only).
- Concrete tile (Homeowners who are considering concrete tile are advised to seek the advice of a structural engineer in regard to the weight bearing capacity of their existing roof trusses as concrete roofing weights about 10 pounds per square foot. A written engineering report is often a requirement of the city prior to the issuance of a building permit.)
- Stone-coated metal shingles
- Plastic/composite shingles with a texture which resembles wood shakes
- Clay tile (particularly for homes with a distinctive "southwestern, Italian, Mediterranean, or similar character)

- Dimensional asphalt and fiberglass composition shingles which meet the following minimums:
 - Tab thickness of a minimum of 3/8" with a tri-laminate fabrication
 - Tabs of varying (non-uniform) length
 - Class "A" fire resistant rating
 - Industry warranty of at least 30 years

Newly introduced products other than those listed above will be considered on an individual basis. Please be advised that this type of review will take a longer time, and require more submittals and interaction than those listed above.

Penetrations, vents, and covers are to be painted to match the new roof color. If realignment of roof vents, mechanical, and plumbing penetrations is undertaken, stacks will be ideally located so as to be visible from the rear elevation, not the front elevation.

Installation must comply with all applicable City of Centennial building code requirements and should be permitted by the appropriate jurisdiction.

Please contact the Architectural Review Committee with any questions or for assistance.