

# CHAPPARAL COMMUNITY ROOFING GUIDELINES

Adopted July 2016  
Includes Asphalt Option

Roofing materials continue to evolve, so the Board of Directors of the Home Owners' Association of Chapparral 480 is hereby revising the roofing guidelines adopted in February, 2009, in order to protect the integrity, quality, values and the harmonization of the exterior appearance of 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)." In 2005, a state statute prohibited this requirement. In 2009 the HOA adopted a revised policy. This is a further revision to that policy reflecting changing materials.

The Board of Directors hereby adopts the following new Roofing Guidelines:

Re-roofing any structure, including houses and outbuildings, always requires prior approval by the ACC. Roof color must be in harmony with the exterior house color and consistent with the other homes in the immediate vicinity. Since the quality of the roofing materials and colors are constantly evolving, all roofing projects shall require a review and approval by the ACC prior to starting any work. Please submit your request, along with a sample of the roofing material for which you are seeking approval, to the ACC.

While the roofing materials listed below have been approved, the actual material used must still be submitted to the ACC for review and approval.

- 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 weighs 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 ○ Does **not** include standing seam or painted steel roofing materials.
- Clay tile (particularly for homes with a distinctive "southwestern, Italian, Mediterranean, or similar character).

The above materials are the preferred roofing choices of the Board and the desired standard of the Chapparral community. However, in select instances, dimensional asphalt and fiberglass composition may be approved by the ACC.

- Dimensional asphalt and fiberglass composition shingles which meet all the following minimums:
  - Tab thickness of a minimum of 3/8" nominal fabrication.
  - Minimum weight per 100 square feet of 425 pounds.
  - 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 may require more submittals and interaction than those listed above.

Penetrations, vents, and covers shall be painted to match the roof color. If realignment of roof vents, mechanical, and plumbing penetrations is undertaken, stacks shall 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 be permitted by the appropriate jurisdiction.

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

**President's  
Certification:**

The undersigned, being President of the Chapparral 480 Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Homeowners Association on July 11, 2016, and in witness thereof, the undersigned has subscribed his/her name.

**Chapparral 480 Homeowners Association**  
A Colorado nonprofit corporation

By:     *Rolayne A. Sellers*     President