

### Roofing Guidelines:

It is the responsibility of the Homeowner to comply with the Cherry Creek Village North Homeowners Association Covenants and Residential Improvement Regulations. All roofing projects require approval from the ARC. While original roofing was wood shakes, due to fire hazard and insurability, many homeowners are looking for alternatives to wood shake shingles. To continue our neighborhood architectural harmony, a replacement shingle that is comparable to the dimensional look of shake shingles is desired.

Asphalt roofing shingles typically become thicker and more dimensional the heavier they weigh. Currently, new asphalt roofing shingles with a weight of **300 lb.+ per roofing square**, (a roofing square is 10' x 10'.) meet the HOA requirements. *A roofing contractor's* weight estimate is not sufficient. ARC review of the MANUFACTURER asphalt shingle weight data sheet is required.

**Do not purchase roofing materials or start your project prior to receiving ARC - HOA approval.**

### **Roofing Material and Manufacturers:**

Note: the list of manufacturers below is not a complete list of all possible shingles for a new roof. The ARC will review all applications presented.

#### **Asphalt/Composition: 300 lb.+ weight (50-year warranty or higher)**

- CertainTeed, GAF, Malarkey, Atlas, Owens Corning, Pabco, IKO, Tamko

#### **Stone Coated Steel-Metal:**

- Decra, Boral, SteelROCK

#### **Concrete and Clay:**

- Boral, Eagle

#### **Composite Synthetic Materials:**

- DaVinci, EcoStar

#### **Tile, Slate & Concrete**

#### **Standing Seam Metal**

Note, it is the Homeowner's responsibility to ensure that the installation of heavier concrete or slate roofing does not compromise the structural integrity of the roof/residence.

The approval by the Architectural Review Committee (ARC) does not constitute an endorsement, recommendation or warranty by the ARC, the Board, the Association or any of their respective members, officers, manager, agents or employees of any particular brand, type or style of roofing material. The presence of any manufacturer on this list should not be construed as a warranty of their product quality, durability or reliability. It is the homeowner's responsibility to ensure the quality of all materials used on their home.

**Low Slope Roofs:**

Some of our neighborhood homes have low slope roofs, 2/12 to 3/12 slopes. Due to this low slope, additional protection from possible leaks and ice damming is suggested. Greenwood Village also requires either a full roof ice barrier membrane underlayment or to use a double underlayment of 30# asphalt felt application. Check with GV building code and office. Most of the roofing manufacturers noted above have products for Low Slope and Flat Roofs. Additionally, most roofing manufacturers have what is commonly referred to as “ice and water barrier” products. These products are key to your overall roofing performance.

A thorough discussion with your contractor to ensure the roofing meets manufacturers warranties, follows GWV Guidelines for Roofing, and aligns with our HOA roofing guidelines is recommended. Due to the potential for ice dams with thicker, heavier asphalt shingles, noted above, low slope roofs can use an asphalt shingle that weighs less than 300#/sq. Please contact ARC to discuss options.

**Flat Roofs:**

- Polyglass, Siplast, Soprema, JohnsManville and many of the asphalt suppliers noted above have roofing materials for flat roofs.

**Additional roofing guidance:**

- Greenwood Village requires a permit for re-roof and new roofing. Your roof system must be a listed product by the International Code Council’s Evaluation Services.
- See Guidelines for Roofing from City of Greenwood Village on their website. [comdev@greenwoodvillage.com](mailto:comdev@greenwoodvillage.com)
- Impact Resistant (IR) Asphalt Shingles: Insurance companies may provide premium discounts/credits for IR shingles with Impact Resistant (IR) notation. Standard UL 2218, Class 4.

The ARC will review additional roofing materials using these general guidelines as new products are developed, upon submission of application by the homeowner.

**Maintenance:**

Roofs shall be maintained in good condition. Roofs shall be kept clean of debris, tree limbs and leaves.