



ROOF POLICY

Effective July 8, 2024

All phases and all neighborhoods, including Winterset Valley and Winterset Garden

The ARC understands generally the desire of homeowners to repair or replace their roofs quickly to minimize any damage to their homes. To that end, the ARC has adopted this Roof Policy to "pre approve" certain roof replacements, and to specify the information needed by the ARC to consider any other roof Submittal and thereby, hopefully, expedite the review process as much as possible. Any homeowner that installs a new roof in compliance with the "Pre-Approved Roofs" portion of this Roof Policy does not need prior ARC approval. Any homeowner that wants to install a new roof that differs in any way from the specifications in the "Pre-Approved Roofs" portion of this Roof Policy must obtain prior approval from the ARC by submitting the material specified herein. Failure to obtain prior approval from the ARC will result in a fine, and may result in other action in accordance with the Covenants, Conditions and Restrictions ("CC&Rs"), including but not limited to possible removal and replacement of the entire roof.

Pending review and/or approval of any Submittal to the ARC regarding a roof, every homeowner should take whatever temporary, interim steps they determine are necessary to prevent damage to their home. The ARC cannot guarantee quick completion of its review process. Generally, homeowners should expect the ARC approval process to take at least a week after receipt of the Submittal, and possibly over a month.

"Pre-Approved Roofs"

This portion of the Roof Policy only applies to homes with original "Timberline-type" roofs. Any home that has a different existing roof must obtain prior approval from the ARC. The material specified on Exhibit A is approved. Any other roofing material must be approved by the ARC.

Additional requirements for all roofs:

1. Complete replacement – no partial roof replacement is permitted under this policy. If you want to do a partial roof replacement, you must do a separate Submittal to the ARC.
2. Valleys – only new pre-painted metal valleys are permitted under this Policy; no re- use of existing valleys and no shingle valleys.
3. Roofing felt – must use 30 lb. roofing felt or fiberglass reinforced roofing felt. 4.

Drip edges – must use new pre-painted drip edges.

5. Skylight replacement – you may replace an existing, damaged skylight with the same product. If you are installing a new skylight, or replacing an existing skylight with a different product/model, then you must obtain prior approval from the ARC.

6. Ventilation – you may replace existing ventilation with the same product. If you are installing new ventilation, or replacing existing ventilation with a different product/model, then you must obtain prior written approval from the ARC.
7. Solid decking only

If your proposed roof work complies with the above requirements, then you may proceed to do the roof work after the ARC receives a Certificate of Compliance with Roof Policy in the form of Exhibit B.

"All Other Roofs"

If your proposed roof work does not comply with the above requirements, then you need ARC approval which requires submission of the following:

8. Completed Submittal form (available on the website at www.winterset5.com) 9.
- Copy of contract from your roofing contractor
10. Pictures of (a) roofing material (if not on approved list in this Policy), (b) any new skylight, and (c) any new ventilation.
11. Diagram showing location of any new ventilation and any new skylight.
12. Pictures of existing roof (so we can see structural elements of roof and areas of proposed work).
13. At least one nearby address which has the proposed roofing material installed.

Exhibit A

Pre-Approved Roof Material

Warranty Term

Manufacturer Shingle Color

Certainteed	Landmark	Weathered Wood	Lifetime
Certainteed	Landmark Impact Resistant	Weathered Wood	Lifetime
Certainteed	Presidential Shake	Classic Weathered Wood	Lifetime
Certainteed	Presidential Shake IR	Classic Weathered Wood	Lifetime
Certainteed	Presidential Shake TL	Classic Weathered Wood	Lifetime
Certainteed	Landmark	Pewter	Lifetime
GAF	GAF Timberline Natural Shadow	Weathered Wood	Lifetime
GAF	GAF Timberline HD	Weathered Wood	Lifetime
GAF	GAF Timberline Ultra HD	Weathered Wood	Lifetime
GAF	GAF Timberline ArmorShield II	Weathered Wood	Lifetime
GAF	GAF Grand Sequoia	Weathered Wood	Lifetime
GAF	GAF Grand Canyon	Mission Brown	Lifetime
GAF	GAF Timberline HDZ	Pewter Gray	Lifetime
Malarkey	Legacy	Weathered Wood	50 Yr
Malarkey	Legacy	Storm Grey	Lifetime
Malarkey	Legacy	Natural Wood	Lifetime
Owens-Corning	Oakridge	Driftwood	Lifetime
Owens-Corning	TruDefinition Duration	Driftwood	Lifetime
Owens-Corning	Woodcrest	Sycamore	Lifetime
Owens-Corning	Woodmoor	Sycamore	Lifetime
Tamko	Heritage	Weathered Wood, Natural Timber	30 Yr
Tamko	Titan XT	Antique Slate	Limited Lifetime

