

MARSTON SLOPES ROOFING GUIDELINES

ROOFS - Roofing material replacement of a roof requires a submittal by the Homeowner to the Architectural Committee for approval. This form can be found on www.marstonslopeshoa.org on the "Pages & Links" location. You may be required to submit a sample for review. This policy will allow a homeowner to select new roofing equal to the existing roof, or upgrade to another approved roofing material.

Submittals will be evaluated against the following requirements and hierarchy system outlined below:

1. Roofing Material Basic Requirements:

- Class A fire rating from UL
- UL Class 4 Hail protected
- Passes UL 997 Wind Test at minimum of 80mph wind
- Complies with UL standard 2218 Installation requirements
- The roof covering (if other than metal) must not be overlaid onto existing roofing material.
- Color of roofing must be color matched with primary structure
- Must have a raised surface edge appearance

2. Roofing Material Hierarchy System

- Wood Shingles and Shakes:
This is the most common roofing material in Marston Slopes. Wood Shingles and Shakes, if being replaced with Wood Shakes, must be replaced with fire-retardant Shakes/Shingles treated with Chromate Copper Arsenate or equivalent.
This type of roofing material is generally shunned by most insurance companies. The ACC suggests using something different.
- Polymer Roofing Shingles:
This type of shingle comes in many patterns and colors and intends to mimic actual slate and cedar shakes. It is a UV stabilized plastic that carries the highest of both hail and fire resistance.
- Premium Composition Roofing:
This is a heavy textured or patterned style composition Fiberglass Asphalt shingle. Styles approved are Celotex Presidential, Celotex Presidential TL,

Celotex Ambassador, Certain Teed Grand Manor, GAF Grand Canyon and Elk Prestique 40 year.

- Clay and Concrete Shingles:
Tile roofing can be made of either clay or concrete. Concrete tile can be extruded or be fiber-cement tiles.
Changing from a lighter weight material to clay/concrete may require a structural engineer.

- Slate:
Slate is a dense, hard fine-grained metamorphic rock.
Changing from a lighter weight material to clay/concrete may require a structural engineer.

- Metal:
The only metal product that will be approved is 26 gage steel or equivalent with a stone coating embedded in a UV resistant acrylic polymer or equivalent.