

ARCHITECTURAL CONTROL COMMITTEE

Roof Repair/Replacement Policy

As our Village at Prairie Vista units age, need for exterior maintenance rises. While unit owners are responsible for maintenance and repair of unit exteriors, the Architectural Control Committee exists to make W and to review requests regarding additions, alterations, or modification to unit exteriors. It is our Association's goal to maintain a consistent and attractive exterior appearance among all units.

While it is difficult to address every exterior modification possible, questions have arisen about roof replacement. Our first buildings date to 2007, and roofs may soon need repair or replacement.

Small Area Repairs: If a small area of the unit's roof is damaged and the rest of the roof is in good condition, it is acceptable to make a repair. The shingles used when the units were built were **CERTAINTEED LANDMARK 30**. These shingles are still available and can be obtained by contractors. While the original color used was black, due to aging and weathering of the shingles, this color may not be a good match. When applying for project approval, please provide a sample of the shingle to be used.

Replacement of your unit's entire roof: If your contractor indicates the condition of your roof is poor and it needs to be replaced, you may wish to consult with the other residents in your building to consider replacing roofs on all units at the same time. Considerations:

- Since the entire building was roofed at the same time, it is likely that if one unit needs replacement, the others will as well.
- Overall appearance. Even if the original shingle is used, there likely will be a difference in color due to aging and deterioration of the roofs.
- If all roofs aren't replaced at the same time, to reduce visibility of the seam where old and new roofing meet, a "feathering" technique is used. This will require extending slightly into the neighboring roof line. For sake of the building's appearance, use of the feathering technique will be required.
- There is cost savings in addressing the entire building at the same time rather than each unit individually. It is more efficient for the contractor and the time and expense of feathering will not be required.

Malarkey Architectural Shingle, Highlander, Color - Natural Wood is to be used.

Why this shingle was selected:

- It is a very close color match to our original shingles and will provide a consistent appearance as roofs of various units are replaced. It has been in existence for twenty years, and is expected to remain available.
- It is an architectural quality shingle.
- It has a wider overlap for nailing and has a superior water seal.
- It is rubberized, and doesn't lose granules as much as other shingles.
- It contains copper to resist algae growth.

The cost is a little higher than **Certainteed**, but is competitive and deemed worth the expense. Some insurance carriers may offer a discount with use of this shingle.

Working with the Architectural Control Committee

Whenever repair to roofs is made, whether it is a patch or full replacement, application for approval must be made to the Architectural Control Committee (ACC). Application forms may be found on our website:

thevillageatprairievista.net
resident login password: **vista2017**
Documents – Application for ACC

Please provide:

- The name of the licensed and insured contractor.
- The materials to be used. A sample of the shingle is requested for patch repairs.
- Date the project is expected to commence and to be completed.

If you have difficulty accessing the application or have questions, please contact any member of the Architectural Control Committee: Jill Madden, Chair, Lori Brenneman, Mike Kalish, Alexis Kalish