

Lake Shore on Lake Wylie

Architectural Review Committee Design Guidelines

Roofing

General Considerations

New or replacement roofing, including the design and material, shall be appropriate in appearance and quality to the style and design of the house. Roof material and color should be compatible with other existing or proposed exterior colors and materials on the house.

Generally, no application is required for the replacement of the existing roofing that is similar in material and color.

Specific Guidelines

- The roofing material and color should be compatible with other approved roofing in the neighborhood.
- Changes in material, such as a change from cedar shakes to asphalt shingles, are considered as significant as changes in color.
- When replacing roofing, the entire structure should be re-roofed at one time. Partial re-roofing is generally not allowed unless the additional/replacement roofing exactly matches the existing roofing.
- Replacement roofing material and associated elements should be similar in appearance and quality to the existing approved roofing.
- A change in roof color must comply with the guidelines for Color Changes.
- Standing-seam metal may be approved on a case-by-case basis. No exposed fasteners.

Submission Requirements

- Photographs showing the house and roof
- The manufacturer and specific color “name” of the proposed roofing material and a sample
- If possible, a sample of the existing roof material

15 May 2014