

Dear Old Orchard Residents,

On April 13th 2019, the Old Orchard Community experienced a hail storm, which in turn has damaged several roofs in the community. In the event you are replacing your roof, please be advised of the following requirements to assist in expediting this process.

1. The owner must notify Real Manage by completing an ACC form attached, which can also be found in the documents section of the RealManage Resident Portal . On the application form, please identify that your plans are to repair/replace (same for same) with in-kind roof materials. Upon submittal , you may proceed with repairs without obtaining ACC approval. In doing so would speed up the architectural review process and RealManage will have a record of such repair/replacement in your permanent property file.
2. As per the Declaration of Covenants, Conditions and Restrictions for Old Orchard , Article VII Architectural Restrictions Section 7 Roof Material- Unless otherwise approved by the ACC, the roofs of all residences shall be constructed so that the exposed material is asphalt or composition type shingles with a minimum 25-year warranty, clay, or concrete tile, fiber cement, aluminum, or slate, of a weathered wood or darker color.
3. Please be advised that if a discrepancy is noted upon future inspection , it would be the responsibility of the homeowner to provide documentation to support that the roof materials used were in fact the same for same, in-kind replacement. It is strongly recommended that the homeowner keep a sample of the old shingles, sample of new shingle, estimates with manufacturer information detailed and/or any other pertinent information to support such replacement/repair.

Please contact our office should you have any questions related to this matter.

Have a wonderful day !

Thank you.

Vanessa Millan, CMCA®, AMS®

Senior Community Association Manager

RealManage, AAMC™

On Behalf of Old Orchard Community Association, Inc."