

Cherry Hills North Homeowners Association

Cherry Hills Village, Colorado 80113

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Dear Neighbor,

In October of 2007 a previous Architectural Control Committee for our HOA did a lot of work to revise and update the approved list of roofing materials for our community. The driving force behind these changes had to do with ever improving materials and their increasing availability through more suppliers. Once again, because of material availability and preferences expressed by homeowners, the CHN HOA ACC has updated the approval list for roofing materials.

As in the past, attached to this letter is a list of roofing materials the Board of Directors has considered and approved based on the recommendations of the Architectural Control Committee. Please understand that each review is on a case by case basis as we work with you to maintain and improve the overall appearance and value of our neighborhood. The list is intended as a guide to ease your decision-making process, and is not intended to be exhaustive or an endorsement of any particular roofing material.

There is a greater likelihood that your re-roofing project will be approved if you select a material from the list. Because price, current roof strength, hail impact rating, longevity and other factors are part of a roofing material decision we encourage you to consider a variety of materials when evaluating your re-roofing options.

As required by our HOA Covenants, please contact the Architectural Control Committee once you have decided to re-roof and have selected your material and color (regardless of whether or not the material appears on the list), so that your roofing project receives the proper review and approval.

Thank you,

The Architectural Control Committee

Roofing Materials Reviewed and/or Approved

Style	Comments
Concrete	
Slate	
Synthetic	An example of this type of shingle would be “DaVinci” http://www.davinciroofscapes.com
Shake - Heavy and Medium Weights	Because these are wood products, some insurers have current restrictions for their use
Tile	Commonly of two weight classes: standard and heavy. Lightweight tile is no longer an option due to poor performance
Stone Coated	Some insurance companies, that provide a hail impact rating discount, won't cover cosmetic damage of this roofing.
Asphalt - 3-ply - Often described as “Dimensional” or “Architectural”	An example of this type of shingle would be “CertainTeed TL” http://www.certainteed.com/products/roofing/residential/luxury/309019

- Check with your insurance company to determine if your choice of roofing product qualifies for an impact rating discount.
- Roofing quotes are often done in “squares”. One square equals 100 square feet. A typical roof in Cherry Hills North is 50 squares. As a buyer's tip, we suggest that with any re-roofing bid you request a total cost quote with reference to the number of squares to be provided. This will afford you the best opportunity to do comparison shop.
- Some neighbors have expressed concern about whether or not their roof can support the additional weight of tile or concrete roofing and, furthermore, the costs to "re-enforce" a roof is additional. Research into costs revealed that typically one needs an engineering report at a cost of \$400-\$600 and, if re-enforcement is needed, that cost does not usually exceed \$1,000. This will vary depending on the size of the roof, pitch, and other factors.
- The above roofing materials have been selected by the ACC based on the mandate of the covenants and aesthetic standards established by the ACC. Each homeowner will need to evaluate other considerations, such as individual aesthetics, durability, maintenance, and insurable characteristics of these roofing materials.
- Although there are other showrooms, a conveniently located one, near the corner of Bellview and Federal, is Folwer and Peth. Along with a large number of examples on display they allow sample boards to be checked out.