

Dear Chapel Hill Residents,

Due to the recent hail storms, many residents sustained damage to their roofs. The Chapel Hill POA Board and ACC received questions regarding roof replacement colors, specifically addressing the covenant regarding the "weathered wood" color. After consulting with several local roofers, "weathered wood" can come in several color palettes. To further complicate the issue, it was discovered that not all roofing material manufacturers make a specific "weathered wood" color. For example, Owens Corning offers no weathered wood color in its collection. The following question was presented, "Do we deny a resident's request to use this product due to a color not being available, or take the reasoned approach to approve neutral colors for all homes - black, gray, browns, in a wood grain architectural shingle?"

The covenants were reviewed in length by the Board to address this issue. In order to change the covenants to accommodate today's color availability, it would require 75% approval from the residents. If you recall, in 2018 there was a POA wide vote to amend the covenants regarding rental guidelines (Airbnb), street parking, and general property maintenance. This endeavor took over a month and legal counsel to complete. Due to the time sensitive nature of roofs needing repair, the Board collectively voted to approve roof replacement with neutral colors brown, gray, and black in a wood grain architectural shingle. The Board believes this decision protects the neighborhood/resident's property value.

Please be mindful that all roof repair/replacement requests, including shingle color, must be submitted to the ACC for approval prior to initiating. With each request up to this point, we have explained our reasoning behind this decision. Up to this point, no request has been denied. We hope this provides clarity to questions regarding this issue.

Sincerely,  
Chapel Hill Property Owners Association  
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