

April 2002

Replacement Roofing Guidelines

The Grove at Harper Lake Homeowners Association

The Board of Directors has amended the Design Specifications for Roofing as provided in paragraph 6.12B of the Declaration for the Grove at Harper Lake. This has been done to bring the design specifications into compliance with new City of Louisville building code requirements with respect to the use of cedar shake shingles. The new city code, which will prohibit the use of cedar shake shingles, is expected to be in place by mid-2002.

The use of dimensional shingles and other types of shingles such as tile or cement tile will be permitted to replace existing cedar shake shingles. All replacement shingles must be approved by the Architectural Control Committee (ACC). An "Architectural Improvement Request" form must be completed for all replacement roofing materials. All replacement roofing materials must meet the following criteria:

- Dimensional shingles must have a 40-year warranty or better
- Color of shingles must have weathered cedar look, no reds or greens
- Samples for all replacement roofing materials must be submitted to the Architectural Control Committee for approval (a member of the committee will contact you to obtain the samples)

If you need an "Architectural Improvement Request" form please contact the management office at 303-530-0700.