



Policy ARB-01

ROOFING POLICY

1.0 REFERENC(S)

- ROOFING MATERIAL: COMPOSITE/ASPHALT SHINGLE REFERENCE(S) - CC&R,
- Article IV, Section 4.09, as amended October 6, 2014.

2.0 PURPOSE/DISCUSSION

The ARB and Board of Directors has considered and approved an amendment to the CC&R's to allow the use of architectural composition roofing material. The amendment was approved by 67% of homeowners at a meeting held September 18, 2014 at 6:30 PM in the Fireside Room, Indian Summer Golf & Country Club.

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Indian Summer residential community, any proposed alterations or additions to a property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction detail. Proposed materials should relate favorably to the landscape, existing structure and the neighborhood.

3.0 POLICY

The ARB will make the decision on a roofing request based on the Amended CC&Rs, Article IV, Section 4.09, which was amended to read "roof surface material on all sloped roofs shall be natural wood, shingle, shakes, tile, slate, copper, standing seam metal or such other products and materials as may approved by the ARB."

In fulfilling this policy, the ARB will be guided by the following:

- 3.1 Architectural-grade asphalt shingles may be an 'other product' as long as they meet the following standards.
 - 3.1.1 Minimum 40-year guarantee on the product by the manufacturer/installer.
 - 3.1.2 Minimum weight of 350 lbs./square.
 - 3.1.3 Product presents a layered or textured appearance.
- 3.2 Information on the owner's selection will be forwarded to the ARB for review with the Owner's application.



- 3.3 The roofing material used by Lennar Corporation for 22 homes during 2106-2017 did not precisely meet the existing Indian Summer Homeowners Association (HOA) roofing material criteria. The architectural review application for this roofing was approved for the first 17 of 22 homes, however the applications for the last 5 homes were disapproved and flagged as not meeting the HOA criteria. According to Lennar Corporation the roofing material used has a Limited Lifetime warrantee that meets or exceeds the HOA criteria. Based on the discussions with the Lennar Corporation and the affected homeowners, the HOA Board and ARB has determined that these roofs require no special action. The roofs will be treated as any other roof in the Indian Summer community. When a roof requires replacement for any reason, or repair of 51% or more of the shingles, the home owner will submit an ARB request identifying the proposed roofing material for ARB approval under current guidelines at that time.
- 3.4 Any home addition, which requires roofing will not cause a complete re-roofing, unless it results in re-roofing over 51% of the roof.
- 3.5 This policy applies to all roofed outbuildings

4.0 RESPONSIBILITY FOR POLICY

Any changes to this policy will be by majority vote of both the ARB membership and then the Board, as recorded in the minutes of the Association. The Chair of the ARB is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

10/01/2014, Original Policy was written by the ARB as a result of 9/18/2014 approval of amendment to Section 4.09 CC&Rs and was implemented by the ARB thereafter. There is no record in ISHOA's Motion Log showing Board approval of the Policy. 10/20/2016, Policy formatted, numbered as ARB-01, and minor editorial changes made for submission to Board for approval. Policy approved per Board Motion 2016-035. 7/16/2018 Paragraph 3.3 added to clarify roofing policy for last 22 Lennar Homes. Policy approved per Board Motion 2018-015.

3/20/2023, Amended Policy by Board Motion 2023-22 Deleted information on 6 pre-approved roofing products. Added 3.4 which has slight change in wording from previous policy and section 3.5. Effective 4-20-2023