

**LANTERN BAY OWNERS ASSOCIATION
RE-ROOFING POLICY
Revised August 1999**

Each property owner is individually responsible for ascertaining from a roofing professional that the owner's dwelling will support the weight for the roofing system assemble. Listed below are the approved roofing materials and approved colors:

Asphalt-Fiberglass Shingle Product:

<u>Product</u>	<u>Color</u>
GAF Grand Sequoia	Weather Wood, Slate
ELK Prestique	Weather Wood, Hickory

Asphalt shingle product must have thickness of 3/8 inches (3-ply).

Fiber-Cement Slate Product:

HardiSlate Mix of Sierra Brown #280 & Flint Gray #230 (Slate Colors)

Factory Pressure-Treated Cedar Wood Shakes:

Cedar Plus and Chemco FTX treated 3/4-inch cedar shake roofing system

OR

Meeker Cedar Products and Chemco FTX treated 3/4-inch cedar shake roofing system

Only 3/4-inch shakes are permitted for consistency of appearance throughout the Association. The treated cedar shakes are to be installed over either A) A.S.T.M. asphalt saturated felt interlayment woven between each course of shakes; or, B) 1/2-inch Georgia Pacific's "Dens-Deck" and solid 15/32-inch plywood sheathing, or nominally spaced (strip) sheathing, to achieve a Class A-rated roofing system approved by the City of Alameda under Roofing Ordinance #275.

Roof Metals: All roof metal (flashing, diverters, vents, pipes, etc.) must be painted to match the roof color except for the following: The roof-edge metal "nosing", if any, shall be painted to match the adjacent color, usually the trim or gutter/fascia color.

Spark Arrestors: New roofs must have chimney and stovepipe spark arrestors of not greater than 1/2-inch mesh.

Gutters: The gutters shall match the original in size (5 1/4") and design and may be galvanized or aluminum. The gutters and downspouts are to be painted to match the house colors of the areas to which they are attached; i.e., gutters painted with trim colors and downspouts painted with siding colors. Shingle sided home downspout's paint color should match or blend in with the shingle colors.