HARBOR POINTE ASSOCIATION
APPROVED RE-ROOFING MATERIALS

In recognition of the City of Alameda's revised roofing ordinance #2575 (to amend Ordinance #2485), regarding the upgrade of fire-resistant materials from Class C to Class A, the Harbor Pointe Board approved the following re-roofing materials.

Property owners who wish to re-roof their homes must comply with the following requirements:

1. **The property owner must submit an "Architectural Application"** to the Community Office *prior* to installing a new roof. The application shall state whether the gutters and downspouts will also be replaced, and shall include information on the design, size, material, etc.

2. **The pre-approved materials are:**

   CEDAR WOOD SHAKES: (Minimum 3/4" to 1" thickness.)

   Meeker Cedar Products wood shakes **OR** the Clarke Group cedar wood shakes.

   Both manufacturers' cedar shakes are treated by the **Chemco Company** to create the cedar shake roofing system. This roofing system requires the wood shake to be installed over 72-pound mineral coated felt cap sheet **or** 1/4-inch **Georgia Pacific's "Dens-Deck",** and solid 15/31-inch plywood sheathing, **or** nominally spaced (strip) sheathing, to achieve a **Class A-rated roofing system** approved by the City of Alameda.

   ASPHALT-FIBERGLASS COMPOSITE SHINGLES:

   CertainTeed Presidential Shake TL in your choice of the following colors:
   Autumn Blend; or, Shadow Gray.

   GAF Grand Canyon Shingles in your choice of the following colors:
   Black Oak; or, Stone Wood.

   PABCO Premier Laminated Fiberglass Shingles in your choice of the following colors:
   Driftwood; or, Weathered Wood.

   Property owners may submit roofing materials other than the aforementioned to be considered by the Project Board of Directors, ***prior to the start*** of installation.

3. **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 "nosing", if any, shall be painted to match the adjacent color, usually the trim or gutter-fascia color.

4. **Spark Arrestors:** City Code requires that all new roofs must have chimney and stovepipe spark arrestors of not greater than ½-inch mesh.

5. <u>**Gutters and Downspouts:**</u> The new gutters and downspouts shall match the original in size and design, and may be galvanized steel or aluminum. **The gutters and downspouts must be painted with house paint to match the house colors of the areas to which they are attached, regardless if they are pre-painted by the manufacturer.** For example: gutters-fascia = trim color; downspouts = siding color.

6. <u>**Chimney Flashing:**</u> Property owners are advised at the time of re-roofing to have their roofing contractor verify that the required "Z" chimney flashing was properly installed by the developer and assess its current condition. This should be done in addition to the other roof flashing evaluation by your contractor.

7. <u>**Contractor's Signs:**</u> Property owner's contractors are not permitted to erect signs on private property or Association common areas. Property owners are responsible for their Contractors' compliance with this rule; refer to Community House Rule HR-1 for the complete Community policy regarding signage.

8. <u>**City of Alameda Requirements:**</u> Replacement roofs are to be installed and maintained in accordance with all applicable City of Alameda codes and the requirements and guidelines in the Community Architectural Committee and Harbor Pointe Homeowners' Associations Architectural Rules and Standards, and Declaration of Covenants and Restrictions (CC&Rs).

9. <u>**Structural Integrity:**</u> Property owners are responsible for all structural engineering studies, if necessary, to ensure structural and functional integrity of the house and the new roof.

   Before installing roof material that exceeds 450 pounds per square, the Association strongly encourages the property owner to obtain a structural engineering report certifying that the dwelling can support the weight of the roofing material.

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