

Shadow Mountain Homeowners Association, Inc.
P. O. Box 471234 Tulsa OK 74147

To: Homeowners of Shadow Mountain, Shadow Mountain Estates Block 1-7, Block 8-14 Additions

2013 Guidelines for Installation/Replacement of Roofs (as Amended June 2005)

All residential structures and any other permitted detached buildings must have a roof covering of cedar shingles, cedar shakes, slate, tile, concrete, metal, **approved composition or other product** approved by the Board of Directors of the Shadow Mountain Homeowners Association, Inc, an Oklahoma nonprofit corporation. (SMHA) It is intended that new standards would ensure quality, consistency in appearance and color while giving an alternative to wood, prohibit layovers, improve and maintain home value, marketability, and reduce fire exposure.

The following **Minimum Standards and Criteria** have been re-established for Alternate Roofing materials. Roofing materials must have:

- i. i) is **algae resistant**
- ii. ii) a **weathered-wood color**.
- iii. iii) Insurance readily available at a reasonable cost.
- iv. iv) a **Fire Rating of A**.
- v. **v) a lifetime warranty**
- vi. vi) wide popularity in upscale neighborhoods.
- vii. vii) a **shingle appearance** (design)

A high quality roofing material can have its benefit negated by poor workmanship. Installation shall be performed by using high quality techniques by a professional, licensed, insured and bonded installer. **Beginning January 1, 2011 roofers must be licensed in the State of Oklahoma.** Those not registered will be fined. It is the homeowners' responsibility to verify the installer is licensed. Go to www.ok.gov/cib/Roofing_Contractors/index.html website for the newly established "Oklahoma Construction Industries Board". Other contacts might be the Better Business Bureau or the Home Builders Assn of Greater Tulsa. **A homeowner's guide to the selection of a contractor is available on request.**

The Building & Design Committee processes requests for alternative roofing. See attached Request for Variance Form for completion by the homeowner. **Attach a copy of the Proposal (Estimate) from the installer including provisions of installation, warranty by installer, basic product specifications, and product warranty. (Or attach manufacturer's specification and warranty sheet.)**

The B & D Committee will review and recommend action to the Board. Requests will be handled as promptly as possible depending on whether the roof product is already on the list or if review of a new product is needed. **Homeowners must obtain approval from the Board of Directors prior to installing such material on any structure. This is true whether the structure is the house or a detached structure.**

The B & D Committee will maintain a **List of Approved Alternate Roofing Products** and make it available upon request. The Committee will monitor industry products to recommend additions or deletions to the approved list for consideration by the Board of Directors.

It is the intent of the guidelines to be flexible as to future products. This flexibility may result in the subsequent removal of a formerly approved product. Thus, the approval of a product does not indicate that it will remain indefinitely approved.

Please direct initial inquiries to **SMHA Building & Design Committee: Steve Mueller, Chairman, 918-810-7911 (cell) or 918-488-8875 (home), E-mail: steve@shadowmountaintulsa.com**

Tom Duncan, President 2022