

A Message from the Homestead POA Board

Regarding Roofing Specifications

The rules, regulations, and restrictions in the HPOA Covenants were implemented to protect the beauty and property values of the homes in our neighborhood. With the influx of roofing replacement needs this year, the HPOA Board would like to remind homeowners that there are restrictions written into the covenants that cover shingle specifications. Here is the language from the covenants:

7.7 Roof Construction *Unless otherwise approved by the building committee in writing, the roof of each residential structure in Homestead, including garages and detached structures shall be constructed with ELK Prestique II shingles, or an equivalent or superior shingle approved by the building committee, which shingles shall be of gray weathered wood color.*

The “ELK Prestique II” refers to the type and quality of shingle (architectural) and the other specification is the color (gray weathered wood).

The “ELK Prestique II” had been replaced several years ago due to discontinuance and over time confusion has arisen regarding what has since been approved for use. Superior brand names and options have been developed over the years leading the board to approve a broader selection for use beyond GAF Timberline HD Weathered Wood and GAF Timberline Armor Shield II Weathered Wood. Below is a list of pre-approved options based on quality ratings from the Insurance Institute for Business and Home Safety (10/1/19) as well as discussion with distributors.

<u>Manufacturer</u>	<u>30 Year Laminate</u>	<u>Class 4 IR</u>
GAF	Timberline HD Weathered Wood	ArmorShield II Weathered Wood
Malarkey	Highlander Weathered Wood	Legacy Weathered Wood
Tamko	Heritage Weathered Wood	Tamko IR Weathered Wood
Owens Corning	Duration Driftwood	Duration Storm Driftwood
Atlas	Pinnacle Weathered Wood	Stormaster Shake Weathered Wood
IKO	Dynasty Cornerstone	Nordic Cornerstone
CertainTeed	Landmark Weathered Wood	Landmark IR Weathered Wood

High definition, architectural shingles are required. Use of any other brand, type, quality, or color of shingle requires approval of the board. Failure to comply with the covenants may result in the association or an individual owner seeking to enforce the covenants.

Resources:

The HPOA Covenants, contact information and reference material may be viewed at:
<http://www.homesteadmond.com>

For homeowners who want to verify that their chosen roofing company is registered with the Oklahoma Construction Industries Board can reference the following website:
<https://verifyroofing.cib.ok.gov/roofing/search>