

Standard Initial Conditions for Roof Work Applications

Attach to the application and make reference to this attachment in the Initial Conditions part of the form.

- 1) IF the roof is being entirely replaced with new tiles: The color of the new tiles must be approved IN ADVANCE by the ACC to ensure they are sufficiently similar to the original tiles. Samples should be submitted for this purpose.
- 2) IF the roof is only being repaired and the existing roof tiles will be reused: Original tiles were discontinued by the manufacturer over 20 years ago and are no longer available. Broken tiles will have to be replaced with tiles of a color as similar as possible to the originals.
 - a. The color of the replacement tiles will have to be approved IN ADVANCE by the ACC. Samples should be submitted for this purpose.
 - b. Replacement tiles should be placed to be inconspicuous and not draw attention to their color mismatch. This is done by placing them as much as possible on the back or side of the roof rather than the front, and scattering them individually among the original tiles rather than grouping them together.
- 3) The following applies to both 1) and 2) above:
 - a. Roof penetrations such as vents if replaced or repainted are painted to match the roof tiles.
 - b. Exposed flashing in roof valleys is painted to match the roof tiles.
 - c. Flashing folded down over the wooden eaves is painted to match the house trim color that is behind them.
 - d. Eave stops / bird stops (metal strip with scalloped edges sitting directly under the last row of tiles) are usually painted the house trim color but may be painted to match roof tile color instead.
 - e. The concrete used as ridge caps/ bull noses may be painted but do not have to be. If painted, they must match the roof tile color.
 - f. If a solar panel array was previously installed and is to be removed to permit the roof work, the reinstallation must meet the Solar Panel Installation Standard Initial Conditions. Panels must be reinstalled in their original approved layout.
 - g. All this work must be completed within 30 days of completion of the tile work.
- 4) The homeowner (not the contractor) is responsible to the HOA for compliance with these conditions.