

Architectural Review Form: Roofing Addendum
Resolution Part 1. Item H, Rev. 2
July 2019

The purpose of this Addendum is to serve as a checklist to address key project areas when replacing roofing material. It applies to cedar as well as Bellaforte, with comprehensive coverage of the newer roofing material. The following areas must be addressed for ARF approval:

1. Will a waste trailer/dumpster need to be stored over night? If required, where will the waste trailer or dumpster be located?
2. Where will roofing materials be stored?
3. Will you be requiring a Porta Jon? If so, where will it be located?
4. Do you have a plan for protecting landscape? Structural supports to prevent tarps from breaking plants when debris is thrown on them?
5. Have you discussed gutter removal? We highly recommend removing gutter, checking fascia for rot? Thus far we have found rot under every gutter system removed. Paint the trim with HOA Spec. paint when the gutter is down. Replace small gutter with the larger six-inch gutter.
6. Be prepared to paint Wall Flashing to match Bellaforte. We have added the Wall Flashing paint formula/type to Resolution Part 1., Item h, Slide 24.
7. Verify with the roofer if they plan to install additional flashing behind Wall Flashing and determine if you understand/agree with this phase of work. Note: Ensure that you are advised as to the condition of your flashing before it is replaced. Replacing wall stucco is expensive and requires stucco removal/replacement.
8. Verify use of the new edge metal that allows an offset of the Bellaforte tiles similar to cedar, see Slide 16. The downward piece of the drip edge will need to be painted our trim color or if you spray, you could use white. Note: Leaving the plastic film in place and cutting the film with a box knife will eliminate taping and prep for spraying. ". State the locations for your metal edging to verify understanding of the requirement.
9. For East Side Only: Review attached photos for areas requiring "Solids". Any gable edge shown in the picture will require "Solids".
For West Side: Submit your proposal for use of Solids and provide locations or photos to indicate where your solids will be placed and to verify understanding of the requirement.
10. Verify use of Valley metal as shown in the Resolution, Slide 15.
11. If the roof has contiguous areas with a neighbor's roof that require simultaneous coverage/replacement, provide a copy of the agreement with the neighbor for roof access and ownership of materials and labor cost.

Note: Solids may be used in place of metal edging if the Homeowner approves.