

PFV ROOFS: RULES & INSTALLATION STANDARDS

PRESTON FALLS VILLAS HOA: RESOLUTION PART I, ITEM H

AUGUST 28, 2019



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3 PFV ROOFS: RULES

1. Bellaforte and MultiWidth cannot be used in the same Plaza.
2. Cedar and MultiWidth cannot be used in the same Plaza.
3. Preston Falls Villas will work to be consistent overtime with the singular use of Bellaforte. In order to meet the that long-term goal, Cedar and Bellaforte can be installed in the same Plaza. The BOD may review requests for exceptions and/or on rare occasions, may recommend the use of Cedar.
4. Going forward the use of Bellaforte will not require a Deed Change as was the case for all synthetic roofing to date. However, the installation of *any* new roof in the future, will require an Architectural Review Form to approve the roofing material.

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BELLAFORTE INSTALLATION STANDARDS BASIS

This Resolution incorporates DaVinci install guides and local codes while making it specific to PFV. Our “Standards” work to optimize the retention of “cedar like appearance” where possible and to avoid the visual appearance of the Bellaforte Shake’s ribbed support structure on roof edges. Unlike cedar, when you cut the end piece of Bellaforte you expose the hollow pockets of the shake, see highlighted area in the photo.



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BELLAFORTE INSTALLATION STANDARDS BASIS (CONT.)

To address the edge appearance issue, the HOA requires use of “Solid” Bellaforte Shakes or a Metal Rake Edge to cover these cut rake edges (roof edges where there is no gutter).

The Resolution sets Standards to specify/identify where Solid Bellaforte Shakes and the Metal Rake Edges are to be used.

The Resolution and the research behind it, links our Bellaforte installation to current DaVinci procedures and the Town of Cary building codes. The Resolution is meant to clarify details specific to Preston Falls Villas not to circumvent the minimum requirements of the building codes or the manufactures minimum requirements/recommendations.



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BELLAFORTE INSTALLATION STANDARDS DAVINCI REQUIREMENTS

- Fasteners – ring shank hot dipped galvanized minimum length 1.5 inches (exceed roof deck by 3/16”).
- Starter Shakes - are required to provide water integrity for the whole roof system. The overlock/underlock design and gutter channel of roof tiles needs to run on top of the starter at the first course. It is true that you have I&W (and drip edge) underneath, but that however is used as your last failsafe should water somehow back up. Required as first course.
- Self-Adhered Membrane (Ice & Water Shield) required in valleys, penetrations, gable ends, walls and (per Town of Cary Building Codes) eaves.
- Underlayment – synthetic or 30# felt over entire roof. If the synthetic is Class A fire rated, the roof build up will be Class A.
- ***See the Bellaforte Installation Guide for complete details.***



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BELLAFORTE INSTALLATION STANDARD #1: GABLE EDGE TREATMENT

- A. All Decorative gables (small dormer like structures) and larger gables that encompass windows, whether facing the street or the golf courses, will require “Solid Shakes” or “Solids” to achieve a “cedar like” appearance. Examples Slides 8 & 9.
- B. Gable edges that do not look like an inverted “V”, but; are Visible and Prominent will require “Solids” to achieve a “cedar like” appearance. Examples Slide 10.
- C. Long gable edges that appear on side walls and roof terminations will use Metal Edging as defined in Slides 11 - 12.

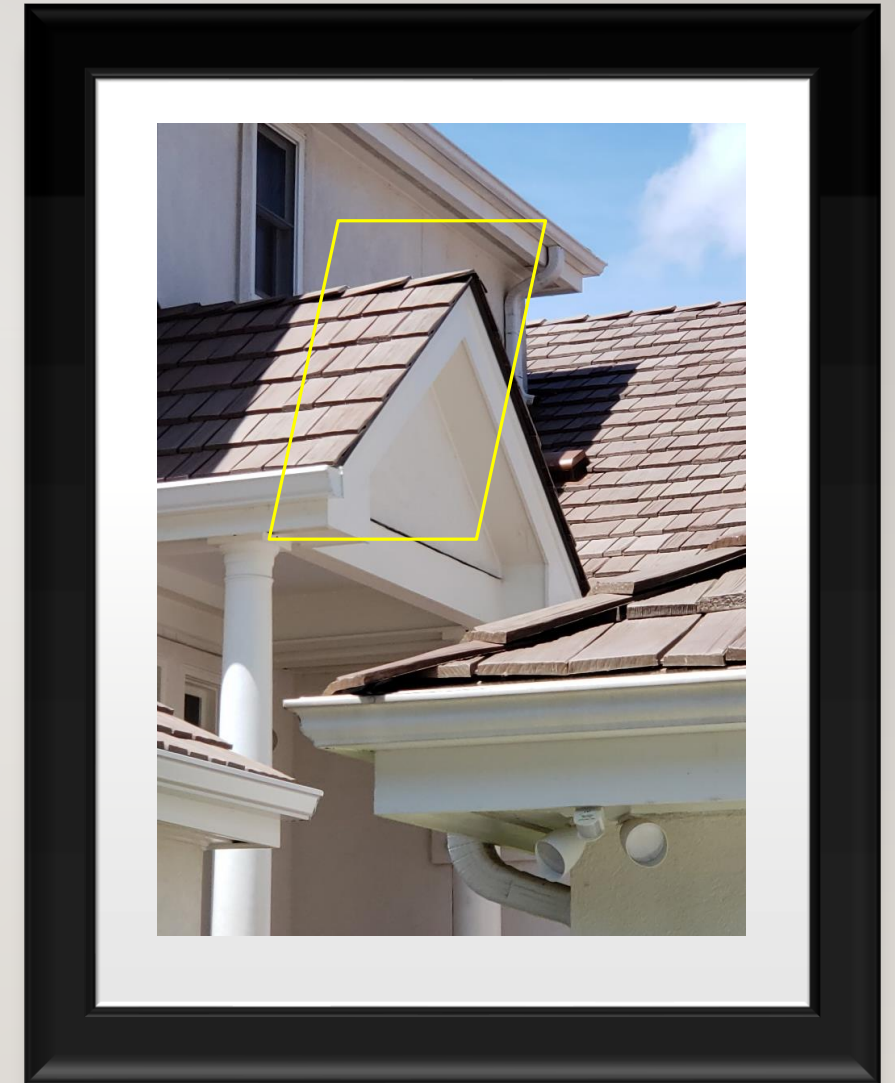


8 BELLAFORTE INSTALLATION STANDARD #1: GABLE EDGE TREATMENT : SOLIDS

After reviewing gables treated with the heavy “Rake Edge Shake” and metal edging, the HOA overwhelmingly determined that the “Solids” treatment shown at the right would best represent the natural cedar profiles. These are to be used on the Decorative, Prominent and Obvious gable rake edges, (STD 1, Part A).

Note 1: The rejected gable edge treatments (mentioned above) can be seen on Slide #10

Note 2: **A rake edge is the edge of a roof where you cannot attach gutter; as opposed to eaves where you can attach gutters.**



9 BELLAFORTE INSTALLATION
STANDARD #1:
GABLE EDGE TREATMENT: **SOLIDS**

The photo shows an example of a large gable requiring “Solids” rake edge treatment, (STD 1, Part A)

The gable with the attractive window pulls the viewer into it making the rake edge obvious. An area where it is necessary to maintain the cedar appearance.





BELLAFORTE INSTALLATION STANDARD #1: GABLE EDGE TREATMENT: **SOLIDS**

The area in the yellow box is an example of a prominent and visible rake edge *not* part of an inverted “V” that should be treated with “**Solids**”. The area is enlarged in the photo to the right (STD I, Part B).

II BELLAFORTE INSTALLATION STANDARD #1: GABLE EDGE TREATMENT METAL EDGING

The photos to the right show gables that have standard garage windows and gable vents, but; lack the flair to pull the viewer into sufficiently to warrant treatment with Solids. The gable rake edges can be fitted with metal edging, (STD I, Part C).



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BELLAFORTE INSTALLATION STANDARD #1: GABLE EDGE TREATMENT: **METAL EDGING**

The photos to the right are examples where METAL EDGING can be used without sacrifice of cedar appearance. The rake edges are either partially hidden with the trees or are higher elevation components that do not pull the viewer into focus on the edge treatment. Metal will be the Bonze Aluminum , essentially the same color as the Bellaforte (STD I, Part C).

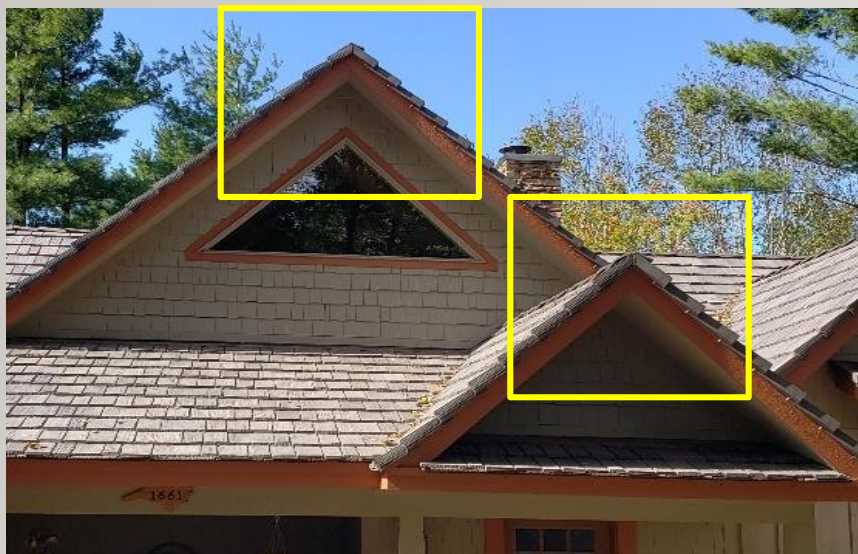


BELLAFORTE INSTALLATION STANDARD #1: GABLE EDGE TREATMENT – *NOT ALLOWED!*

These are examples of gable rake edge treatment that were found *unacceptable*.

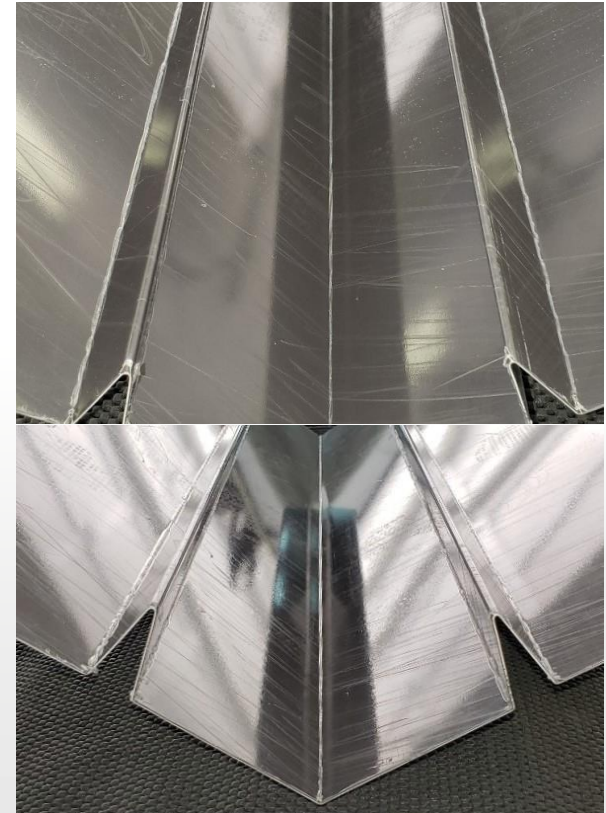
Upper picture depicts the heavy look of the Rake Edge Shakes treatment on a decorative gable. The “gingerbread look” discussed in our 2018 Annual Homeowners meeting.

The lower picture depicts the Rake Edge of the Decorative gable treated with Metal Edging.



| 4 BELLAFORTE INSTALLATION STANDARD: #2 VALLEY METAL

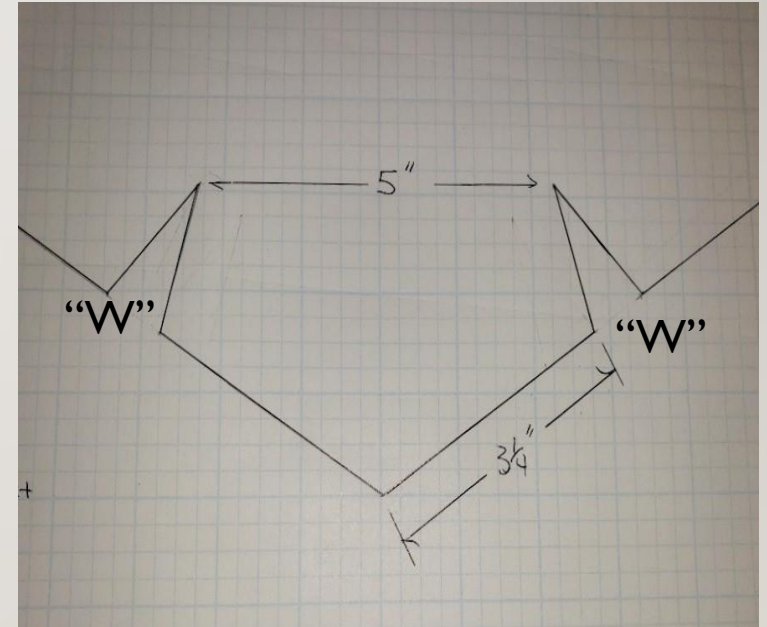
Bellaforte “Valley Metal” is pictured at the right. The metal is designed to protect the critical area of the roof, i.e. the valley while providing borders for cut edges of the shakes. The “W”s, serve as borders or barriers to hide the rough edges. While the HOA favors the double “W”, Bellaforte offers an option with a single diverter (“W”) in the center of the valley metal.



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BELLAFORTE INSTALLATION STANDARD: #2 VALLEY METAL

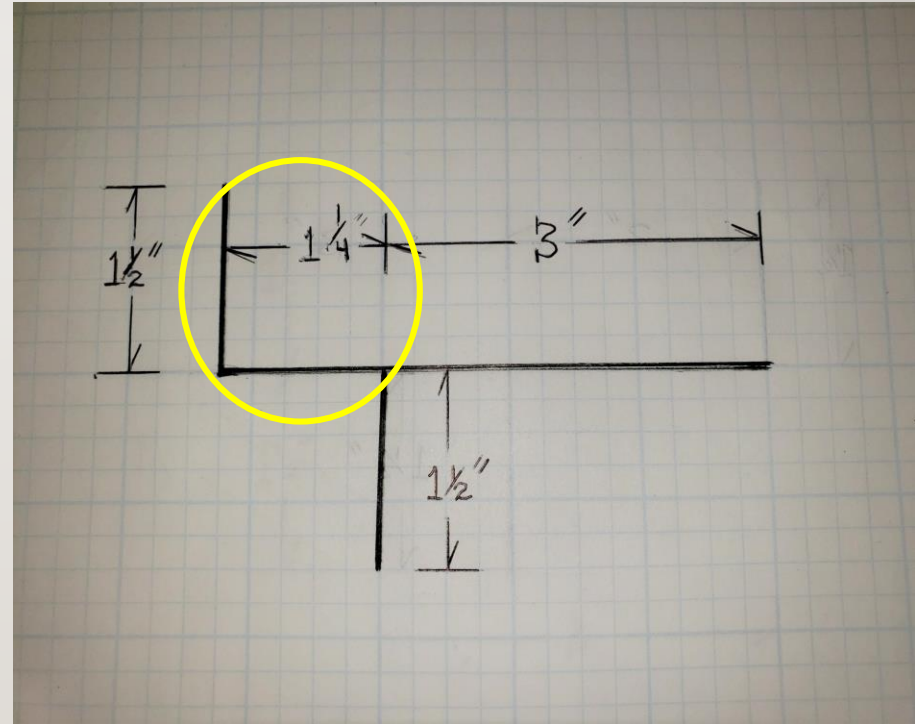
The desired size/appearance for our Valley Metal is to have a 5-inch spread between the Shakes or the “W” peaks with a 1.5 inch “W” rise to hide the open edges of the field shakes. To achieve the 5-inch distance between shakes, the roofer must decide on how “flat” to make the metal. This drawing uses the typical pitch of the Villas of 7/12 or about 120 degrees.



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BELLAFORTE INSTALLATION STANDARD: #3 METAL RAKE EDGE

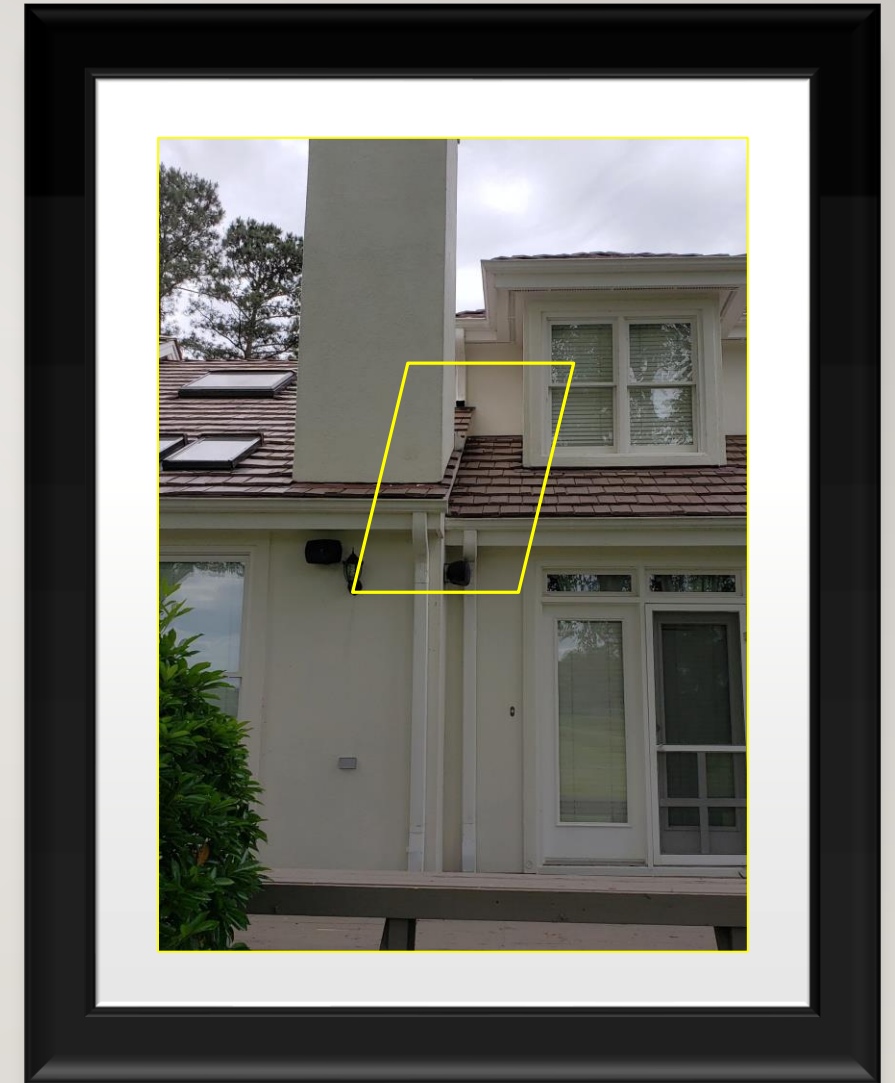
The design of this Metal Rake Edge allows the rake edge of the Bellaforte roof shake to extend beyond the fascia $1\frac{1}{4}$ inch replicating the look of our cedar roofs.



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BELLAFORTE INSTALLATION STANDARD #4: CHIMNEY TREATMENT

Another area that warrants the use of Solids is the narrow roofing material trim around chimneys. History has shown that simply using cut field roofing shakes leaves a “ragged edge”. The narrow width of the section with metal edging would tend to focus attention on the metal since the chimney as a feature like a window draws attention. The best alternative is to use the Solids and due to the limited length, cost would not be excessive.



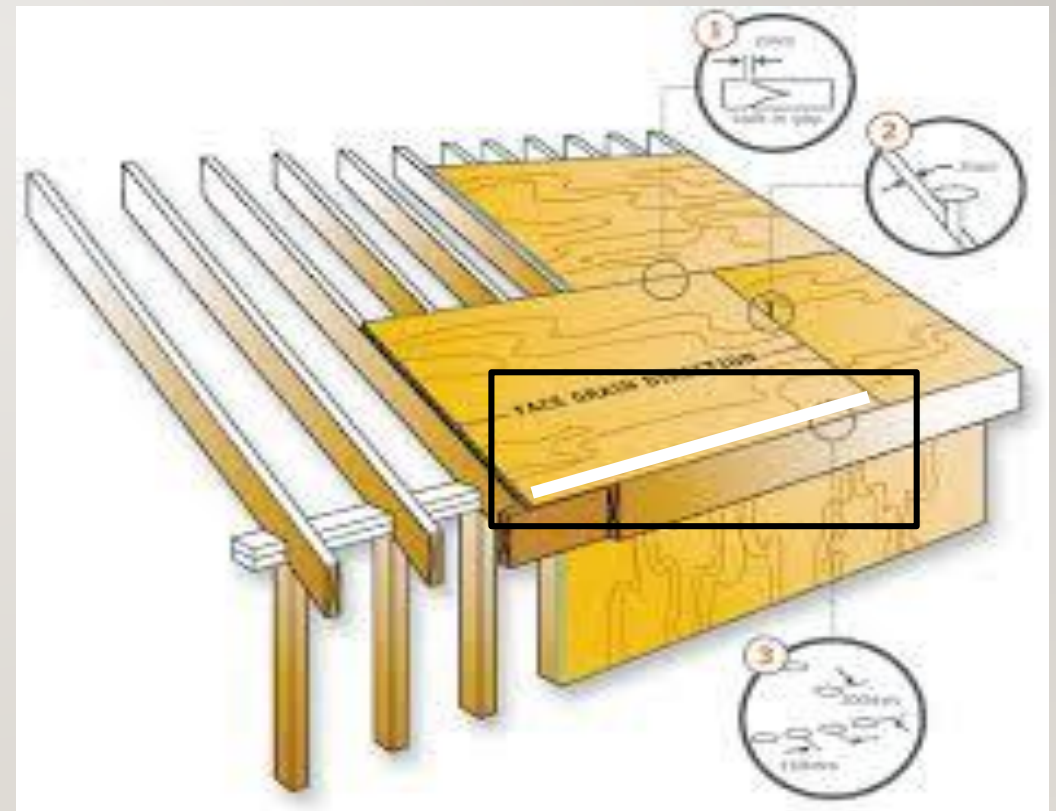
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BELLAFORTE INSTALLATION STANDARD: #5 DECK GAP

Maximum gap between the deck and the fascia can be 1 inch, an HOA Requirement. **The white strip in the drawing represents a one-inch gap between the deck material and the fascia.**

To date, roofers have found both gaps greater than one inch and rot along the deck edge. This combines to require additional decking replacement work.

The Starter Shakes are 4" x 11 3/4" and are laid next to the fascia. The nail points are indicated 3" in from the front and 2" from the sides, see Slide 19. Starter Shakes are often installed between rafters and require substantial material to nail securely. Some Roofers use 2' x 8' strips of plywood for the assured support.



BELLAFORTE INSTALLATION STANDARDS: ROOF PROCUREMENT GUIDES

It is the Homeowner's responsibility to procure all material and installation of their roof by a licensed and insured contractor. Preston Falls Villas roofing bids historically have covered a wide price range and if cost is a consideration it is recommended to get at least three bids to compare prices. The PFV contractor contact list contains several roofers to request pricing. Homeowners are not restricted to using those bidders. The HOA is providing the list of roofers as a convenience not an endorsement. It is recommended that the homeowner get the following information in the quote/bid:

- The number of squares (10' x 10') sections of the roof, a typical measurement for roofing). This will allow the Homeowner to compare pricing.
- The areas of placement of the adhesive underlayment called "Ice and Water Shield". Estimates typically call for placement along the eaves, gable ends, over flashing along walls and around chimneys and vents.
- Use of hot dipped galvanized or stainless-steel ring shank roofing nails for DaVinci and 316 stainless steel for treated cedar.
- Repair of damaged roof decking and soffit material. Typically covered as an allowance or unit rate.



BELLAFORTE INSTALLATION STANDARDS: ROOF PROCUREMENT GUIDES (CONT.)

- Detailed description of the specific underlayment and interlayment (if required). Example: Titanium UDL30 Synthetic Underlayment.
- Homeowners should compare roofer's warranty. Best Warranty seen to date is 10 years for labor and leakage. Manufacturer's warranty for DaVinci material is for 50 years. Homeowner must apply.
- Measures to care for landscaping and or for replacement.
- Measures to control and remove metal fasteners.
- Use of quality "Valley Metal" such as .032 coated aluminum and "drip edge"
- A description of which existing flashing will be replaced and what will be left in place. Typically, the flashing that is installed under the stucco/along walls is inspected and left in place. If flashing is removed the stucco will need to be repaired.
- An acknowledgement that any existing flashing to be left in place will be inspected and Homeowner will agree that that it is acceptable prior to roof installation.
- HOA strongly recommends that the gutters be removed, and fascia inspected, repaired, painted to HOA Spec. prior to installing a new roof.

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Field Shake and Field Shake Inverted

Ridge Shake Inverted and Ridge Shake Topside

BELLAFORTE INSTALLATION TILES





Clockwise: Starter Shake, Rake Edge Shake (Not Allowed), Solid Shake

Clockwise, Starter Shake, Inverted Rake Edge Shake (Not Allowed), Solids showing cut edge view

BELLAFORTE INSTALLATION TILES



ROOFING INSTALLATION ARF

From Rule 4, Slide 4, “Installation of any new roof in the future, will require an Architectural Review Form (ARF) to approve the roofing material *and the accompanying activities noted below.*”

“A new roof installation is typically a week-long project that may involve use of common areas, plant protection, nail removal, significant material waste, waste storage and disposal/clean-up, parking coordination and storage of material. The BOD has therefore determined that the Architectural Change Request Form (ARF) will be the mechanism to document and communicate that logistic plan to all homeowners in a Plaza, reference Resolution Part I., Item a. The ARF will also be used to approve the roofing material including Gable Edge Treatment.

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ROOFING INSTALLATION ARF (CONT.)

SPECIFIC INFO. REQUIRED (CHECKLIST WILL BE PROVIDED WITH THE ARF FORM)

1. If it is necessary to maintain a waste trailer over night, the Homeowner and the ACC must approve location. Trailers must be removed if not used for 2 consecutive days and over the weekend.
2. Location for a Porta Jon and material laydown space must also be approved.
3. Wall flashing must be painted using Sherwin Williams Pro Industrial Semi-Gloss Acrylic “Brown Metal”, See Slide # 26, Appendix #4.
4. Nail sweeps must be performed in preparation for waste removal and at the end of each day, at a minimum.
5. Amount and placement of Solids and Rake Edge Metal. Typical drip edge is required where Rake Edge Metal is not used.
6. It is highly recommended that gutters be removed, and fascia trim inspected for rot, repaired and painted using HOA paint specifications.



PFV ROOFS: RULES & INSTALLATION STANDARDS : APPENDICES

- Appendix #1 - Use of Cedar
 - Based on the Survey outcome and comments from one of our most qualified Homeowners, PFV should work hard to have uniform roofs throughout the community. However, using the ARF process, the ACC does have opportunity to make exceptions. One example could be when the roof to be replaced is surrounded by new, $\frac{3}{4}$ butt cedar roofs.
- Appendix #2 – East Side Gable Edge Photo Gallery
 - All Gables requiring “Solid Edge Treatment” have been identified, photographed and saved in a folder attached to this Resolution on our website, pfvillas.com
- Appendix #3 – West Side Gable Edge Photo Gallery – to be developed
- Appendix #4 – Flashing Paint Reference material – see Slide 26
- Appendix #5 – Bellaforte ARF Short Form & ARF Addendum (SEE “Resolutions, Part I., Item A, Short Form and Roofing Addendum on the pfvillas.com Website under “Resolutions”)



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