

ROOFING ARCHITECTURAL GUIDELINES

Updated March 10, 2026

1. Board Authority to Approve Roofing Materials

Any Owner who desires to modify, change, alter, improve or replace the roof of a Unit must first submit an Application for Alterations to the Association as set forth in the Association's Alterations policies. No Owner shall make, install, place or remove any roof on the exterior of the Owner's Unit unless the Owner first obtains the written approval of the Association in accordance with the Association's Declaration and architectural policies, rules and regulations. The Board of Directors shall review and approve plans and specifications for the location, size, type, or appearance and materials of any Unit roof based on the approved roofing materials set forth herein. Homeowners must select roofing materials from the Approved Roofing Materials List .

The Board may revise the approved materials list at its discretion based on tile availability, manufacturing changes, or other relevant considerations affecting material access or continuity of appearance. Roof replacements within the community must replicate the existing roof tile profile of the structure as an exact match in profile type, scale, and visual form. No change in roof tile profile shall be permitted for an individual Unit. Approval of requests is at the sole discretion of the Board, based on the community aesthetics, and is not guaranteed. All work must comply with local ordinances and code. The Owner is responsible for obtaining any required permits and city/county inspections. Common and adjacent properties are not to be blocked or damaged and must remain free of project debris. Project activity is to be confined to the property boundary. Contractors must be licensed and insured. Construction debris must be cleaned up daily. A dumpster may be required and must be removed immediately upon completion of project.

Approved Roofing Tiles

The following 4 tile selections are preferred and will be approved. This list is updated as of January 2026 and may be further updated based on material availability.

Manufacturer	Shape	Style	Color
Eagle	Double-S Barrel	Malibu	Maple Creek Blend
Eagle	Double-S Barrel	Malibu	Terracambre
Eagle	Double-S Barrel	Malibu	Sand Bay

Westlake	Double-S Barrel	Villa 900	Arizona Clay
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The following 2 tile selections are candidates for Board consideration in the event one of the above selections becomes unavailable. This list is updated as of January 2026 and may be further updated by the Board based on material availability.

Manufacturer	Shape	Style	Color
Eagle	Double-S Barrel	Malibu	Maple Forge
Eagle	Double-S Barrel	Malibu	Walnut Creek Blend

2. Established Precedent for Roof Color in Multi-Unit Structures

Once any individual unit within a multi-unit villa structure receives HOA approval for a roof replacement and installs an approved roof , the approved color of the roof shall become the required standard for all remaining connected units in that structure. This means that once an Owner in the multi-villa structure replaces the roof with approved authorization, this sets the reference standard for the structure and all subsequent roof replacements must match and conform to the to the previously approved roof color. This requirement ensures architectural uniformity, preserves aesthetic continuity, and prevents visual fragmentation within multi-unit buildings. Any future roof replacements for adjoining units must utilize the same color, finish, and material family to maintain consistency. Any ARC that does not conform to this requirement will not be approved. Further, the Board will notify all other owners of the affected structure of the specific tile that was approved.

3. Harmonization Requirement for Previously Updated Roofs

If one unit within a multi-unit building has already replaced its roof with a previously approved color that is different from the original color scheme, all subsequent roof replacements in that building must conform to the updated roof color. The previously replaced roof shall be considered the “reference standard” for the remainder of the structure. No additional color options will be considered for that building unless the HOA adopts a new community-wide roof color standard.

4. Owner-Requested Alternative or Salvaged Roofing Tiles

Homeowners may request approval of alternative roofing tiles not included on the current approved list. These may include salvaged or reclaimed materials that match the original builder tiles when the community was originally constructed—sourced from outside projects. The proposed alternative must closely match the approved style in color, shape, and overall appearance. Approval of such requests is at the sole discretion of the Board, based on the community aesthetics, and is not guaranteed. This request must conform to the following paragraph 5, bullets A, B, C and D.

5. Alternative (Green*) Material Usage

Should any Owner under any common roof (duplex or quad) select an alternative green* material, ALL unit owners under the same roof MUST:

- A. Agree to use the same material and the assigned replacement color.
- B. Agree to re-roof at the same time.
- C. Bundle all ARCs together, to be submitted at the same time.
- D. Provide coordinated construction contracts from all roofing contractors which contain detailed & committed-to dates of when work will begin and be completed.

Failure to mutually meet these restrictions will nullify any ARC applications for installation of an alternative green* material roof due to inadequate tie-ins and will force all common roof owners to install cement roof tiles. Approval of requests is at the sole discretion of the Board, based on the community aesthetics, and is not guaranteed.

*Green Material - As of December 2025, Florida code considers “metal, clay/terracotta tile, concrete tile, and recycled composites” to be acceptable green materials

6. Tile Discontinuation Contingency

If an approved roofing tile is discontinued or becomes commercially unavailable, the Board shall select or approve the closest available substitute that maintains continuity with existing roofs. Homeowners with discontinued roofs may be required to transition to the new approved tile upon full replacement. Units already re-roofed as of this writing are grandfathered in and exempt until they change or replace their roof in which case they must then conform to the then-current ARC roofing specifications and requirements.

7. Owner shall indemnify, defend (by counsel reasonably acceptable to the Association), and hold the Association harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses, arising from the ARC and/or the Association's approval of the AMR. The Association shall have no responsibility for the scope of work performed or the plans and specifications. The ARC approval of any proposed improvements or alterations shall not constitute a warranty or approval as to, and neither the Association nor any member or representative of the ARC or the Board of Directors be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any such improvement or alteration nor as to its compliance with governmental or industry codes or standards. By submitting a request for the approval of any improvement or alteration the requesting Owner shall be deemed to have automatically agreed to hold harmless and indemnify the aforesaid members and representatives, and the Association generally, from and for any loss, claim for damages connected with aforesaid aspects of the improvements or alterations.

(End of Section)