

**Roofing Resolution  
Seven Hills Homes Association**

WHEREAS, the Board of Directors of the Association under Article IV, Sections 1-4, and Article VI, Sections 1-4, of the bylaws of the Association is empowered to manage the affairs of the Association and to appoint an Architectural Control Committee; and

WHEREAS, the Architectural Control Committee is authorized under Section VII and Section IX of the Seven Hills *Declaration of Restrictions* to approve in writing the design or alteration of Seven Hills residences and the materials used in their construction, renovation, or maintenance, including kind, color, style, dimensions, and other aesthetic factors; and

WHEREAS, the Architectural Control Committee is specifically authorized under Section IX of the Seven Hills *Declaration of Restrictions* to approve in writing any building products that may come into general usage for dwelling construction in the area after the date of the *Declaration of Restrictions*, which was signed on the 27th day of September, 1977;

WHEREAS, the Board of Directors guides the Architectural Control Committee by means of a Roofing Resolution which the Board of Directors amends or replaces when such amendment or replacement is deemed to be desired by, and in the best interests of, the members of the Seven Hills Homes Association,

NOW THEREFORE, BE IT RESOLVED on this 1st day of April, in the year 2010, that the following guidelines shall apply to roofing materials permissible in Seven Hills, based on aesthetic appearance, uniformity, and compatibility with roofing materials already in place in the subdivision, effect on home values and insurance costs, and product specifications such as color, style, and grading.

**Roofing Materials**

1. Intent: The intent of the Seven Hills Homes Association, Inc. is to create and maintain the distinctive, traditional character that the residences within Seven Hills are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:
  - a. Provide the residents of Seven Hills with a choice of roofing materials while ensuring that only quality products are used.
  - b. Ensure that all roofing materials permitted within Seven Hills meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the residents.
  - c. Ensure that roofing materials within Seven Hills are aesthetically compatible with the existing roofs within Seven Hills and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2. Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with any applicable City of Shawnee and City of Lenexa ordinances and the applicable and current adopted building codes.
3. Submission Requirements: A list of approved roofing materials and colors is incorporated in this Resolution as Appendix "A", and shall be available from the Seven Hills Homes Association Architectural Control Committee. Prior to any roofing replacement the applicant shall file a completed application with the Architectural Control Committee for administrative review. All roofing materials shall meet the standards stated within this Resolution. If the application is for any roofing material or color that is not included on the Subdivision's approved list, the application must include the following, and allow 30 days for approval:
  - a. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 sq ft and have a minimum of two courses.
  - b. Installation specifications provided by the manufacturer of the product.
  - c. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.
  - d. A list of the manufacturers of the requested product.
4. Final Determination: The Architectural Control Committee shall determine whether a new roofing product meets the subdivision's aesthetic, safety and performance standards set forth in this Resolution.
5. Appeals: A decision made by the Architectural Control Committee may be appealed to the Board of Seven Hills Homes Association, Inc.
6. Aesthetic Standard: The aesthetic standard required under this resolution shall be that all roofing materials and colors be aesthetically compatible with existing roofs in Seven Hills and shall have the look of natural materials such as weathered cedar shakes, slate or tile.
  - a. Wood Shingles:
    - i. Number 1 grade
  - b. Wood Shakes::
    - i. Number 1 grade
    - ii. Minimum one-half inch thickness measured at butt
  - c. Slate
  - d. Clay Tile
  - e. Concrete Tile

f. Synthetic Slate:

- i. Must be within a similar color range of slate, clay tile or concrete tile; and
- ii. Must have a thickness of three-sixteenths inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the ply of roof material; and
- iii. Required to be installed with sheet metal valleys and flashings; and
- iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4's; and
- v. Must have a minimum U.L. Class B fire rating

g. Synthetic shingles:

- i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shake; and
- ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
- iii. Must have a thickness of one-half inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
- iv. Must be installed with sheet metal valleys and flashings; and
- v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4's; and
- vi. Must have a minimum U.L. Class B fire rating.

h. Laminated Composition Shingles meeting the following standards:

- i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake or slate; and
- ii. Must have a minimum thickness of three-sixteenths inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
- iii. Required to be installed with sheet metal valleys and flashings; and
- iv. Required to be installed with preformed ridge shingles; and
- v. Must have the appearance and color range of natural weathered cedar

shingles or weathered cedar shakes or slate; and

vi. Shingles imitating slate must have a black shadow line on a minimum of three sides of the shingle with the shingle having an average one-half inch base shadow line, and a maximum one-fourth inch side shadow line; and

vii. Shingles imitating slate must be a minimum 2-ply shingle; and

viii. Must use a minimum of five color blend granules; and

ix. Must be a minimum of 300 lbs. per square; and

x. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4's; and

xi. Is required to be U.L. Class A fire rated material

i. SBS Modified Shingles (Impact Resistant):

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of three-sixteenths inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the play or roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five color blend granules; and

vii. Must be a minimum of 274 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4's; and

ix. Is required to be U.L. Class A fire rated material

8. Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

9. Approved Materials and Colors: A listing of approved roofing materials and colors is incorporated into this Resolution as Appendix "A", presently dated 01 April 2010. This Resolution is meant to give the Architectural Control Committee latitude to evaluate new

materials within the intent of this Resolution (see Paragraph 1). It is expected that the Architectural Control Committee will update Appendix "A" from time to time. Whenever a new Appendix "A" is adopted by the Architectural Control Committee it will supersede and replace the preceding Appendix "A".

#### Approval Required, Homeowners Responsibility

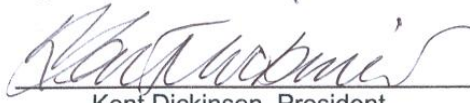
Roofing replacement projects within Seven Hills must be submitted to the Seven Hills Homes Association for approval, without exception.

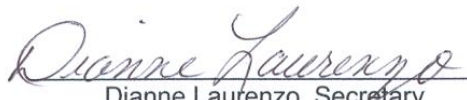
Except as required above, materials and installation shall follow *The NRCA Steep Roofing Manual* published by the National Roofing Contractors Association.

Submissions for approval of roofing replacement shall be presented to the Chairperson of the Architectural Control Committee **prior to ordering materials or scheduling installation** and allowing ample time for consideration.

These guidelines are not a recommendation or endorsement by the Seven Hills Homes Association Board of Directors, or the Membership of the Seven Hills Homes Association, of any roofing manufacturer or product, or any roofing company or installer. In adopting these guidelines, the Seven Hills Homes Association Board of Directors makes no representation as to the quality, useful life, safety, or other characteristic of any roofing material or its installation. The responsibility to engage a reputable, competent roofing contractor to install a replacement roof, and to choose a quality roofing material, remains solely with each homeowner.

Signed:

 Date: 4/3/2010  
Kent Dickinson, President

 Date: 4/3/2010  
Dianne Laurenzo, Secretary

**Roofing Resolution  
Seven Hills Homes Association**

**Appendix "A"  
April 1, 2010  
(Revised March, 2013)**

**SEVEN HILLS HOMES ASSOCIATION APPROVED MATERIALS AND COLOR LIST**

TYPE	MANUFACTURER	PRODUCT NAME	COLOR
Clay tile	N/A	N/A	N/A
Concrete tile	N/A	N/A	N/A
Clay Tile	DiBenedetto Roof Tile Company	Elagante	Traditional Shake Blend
Natural Slate	N/A	N/A	N/A
Laminate composite shingles	Certainteed	Grand Manor	Weathered Wood
Laminate composite shingles	Certainteed	Presidential AR	Weathered Wood
Laminate composite shingles	Certainteed	Presidential IR	Weathered Wood
Laminate composite shingles	Certainteed	Presidential TL	Weathered Wood
Laminate composite shingles	Certainteed	Landmark Premium	Max Definition Weathered Wood
Laminate composite shingles	Certainteed	Landmark TL 50	Weathered Wood
Laminate composite shingles	Elk	Prestique Plus	Weathered Wood
Laminate composite shingles	GAF	Grand Sequoia	Weathered Wood
Laminate composite shingles	GAF	Timberline Ultra	Weathered Wood
Laminate composite shingles	GAF/Elk	Grand Sequoia	Weathered Wood
Laminate composite shingles	GAF/Elk	Timberline ULTRA Lifetime High Definition	Weathered Wood
Laminate composite shingles	Tamko	Heritage 50	Weathered Wood
Laminate composite shingles	Tamko	Heritage Vintage AR	Weathered wood
SBS modified laminate composite shingles	Malarkey	Legacy	Weathered Wood
Synthetic Slate	DaVinci Roofscapes L.L.C.	Davinci Slate	Weathered Gray
Synthetic Slate	DaVinci Roofscapes L.L.C.	Davinci Slate	Castle Gray Blend
Synthetic Slate	Tamko	Lamarite	Dusk Gray
Wood shakes of number 1 grade and minimum of 1/2-inch thickness measured at butt	N/A	N/A	N/A
Wood shingles of number 1 grade	N/A	N/A	N/A