



THE CHARTER @ LONE TREE - LONE TREE FILING 1

ROOFING GUIDELINES

Material used on a home's roof has much to do with architectural character and should be considered with respect to the color and texture of other materials on the home and adjacent properties.

In respect to improved material/product technologies, reliability and appearance, insurance company roofing replacement requirements, product costs and installation expense, and maintaining and/or improving property values, additional *types* of materials have been approved as alternatives to original roofing materials for The Charter. **Of prime importance are performance, material/product construction and appearance.**

All roofing change requests, whether using existing or new product type, MUST be submitted to the ACC for approval PRIOR to project start.

Each homeowner must obtain Architectural Covenant Committee (ACC) approval for roofing material/product by submitting [THE CHARTER @ LONE TREE \(LONE TREE FILING 1\) EXTERIOR PROPERTY CHANGE REQUEST](#) and must include:

- MANUFACTURER
- TYPE
- STYLE
- COLOR

All roofing requests: place a full-size sample board of roofing material (product and color) next to the home, structure, brick/stone (adjacent to house or garage) so that it can be viewed from the street. Color is important; it should complement and not clash with permanent surfaces. *ACC suggestions may be made for alternative roofing products and/or color based on experience and appearance of other completed roofs in The Charter.*

Approval can take up to 30 days if a material / product / color has not been approved previously. Approvals for materials / products previously approved in The Charter should take less than 30 days depending on when the ACC form is received. (The ACC meets at least once a month and will schedule additional meetings to review requests as necessary.)

**THE CHARTER @ LONE TREE - LONE TREE FILING 1
THE CHARTER'S APPROVED ROOFING MATERIALS**

STANDARD CONCRETE TILE		
PRODUCT	STYLES	COLORS
BORAL	All Saxony styles, whether Shake, Slate, Slate Impact Resistant, or Old English Thatch	Black Canyon, Teton, Cheyenne

STONE COATED METAL		
PRODUCT	STYLES	COLORS
GERARD	Canyon Shake	Timberwood, Country Blend
METRO SHAKE	Shake	Shadow Wood
DECRA	Shake Shake XD	Weathered Timber, Granite Gray, Charcoal, Shadow Wood, Pinnacle Gray.

HEAVYWEIGHT ASPHALT COMPOSITION		
PRODUCT	STYLES	COLORS
CERTAINTeed	Presidential TL Shake Luxury Shingle Presidential IR	Autumn Blend, Charcoal Black, Shadow Gray, Weathered Wood, Aged Bark. NOT APPROVED: Chestnut, Spanish Tile.
GAF-ELK	Grand Canyon Super HW Shingle	Black Oak, Stonewood.
OWENS CORNING	Woodmoor (NOT WOODCREST)	Chestnut, Mesquite, Granite, NOT APPROVED: Juniper.
MALARKY	Windsor	Midnight Black, Weathered Wood, Storm Gray

COMPOSITE SHINGLE		
PRODUCT	STYLES	COLORS
DA VINCI	Bellaforte' Shake	Mountain
DA VINCI	Bellaforte' Slate	Slate Gray, Slate Black, Smokey Gray

NOTE: "three tab" asphalt, pine shake shingle, or any type of reflective material, will not be considered.

Other Requirements:

- 2009 Douglas County Building Code: Roof systems or overlay of composition roofs shall not exceed 700 lbs. per 100 sq. ft. without analysis by a Colorado registered Professional Structural Engineer.
- All roof replacements must adhere to City of Lone Tree building permit requirements
- All rooftop equipment, piping, flashing and other roofing materials exposed in view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.
- Product must have an industry / installed "experience" of at least 5 years.

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KEEP IN MIND

- **YOU** should be the one to decide which roofer you will use **after selecting a product** and getting at **least two**, preferably three, estimates from roofing companies.
- Roofers who knock on your door or call your home may not have your best interests in mind – they are in business to attract customers and earn money. If you are “told” that your roof needs to be repaired or replaced, start with your insurance company for an assessment.
- There is a wide variance in prices, work to be done, customer service, reliability and quality in any service industry, and roofing companies are no exception. Check customer references and the roofer’s supplier to see if bills are paid on time.
- The City of Lone Tree Building Department can be a good source of information – ask about recent building permits for roof replacements in the Charter – the list of permits will give you roofer names and ranges of project valuation (some roof projects will also include gutters and other work).
- Contact neighbors who have new roofs for recommendations. Do your homework!
- Ask your contractor for a Certificate of Insurance (for liability and workmen’s compensation) showing you as the insured. Don’t settle for a copy of a “generic” certificate; insist on one that is mailed, faxed or emailed from the insurance company. If there is any hesitancy from the contractor, find a different one. The insurance is what will protect you if one of the workers gets hurt or if your property is damaged.
- For your own peace-of-mind and consumer protection, and to be able to show that what is being approved is installed (there have been questions about other roof replacements) please make sure to:
 - Have a written contract specifying the product in detail to be used (to match the description of the roofing material approved by the ACC)
 - Get a copy of the delivery receipt (bill of lading) for the roofing materials, showing the product delivered to your address.
- A law known as SB38 was signed into effect by Colorado’s Senate to protect policyholders from becoming victims of roofing scams. The bill outlines a series of regulations, on all residential roofing contracts totaling \$1000 or more. Signed Contracts should include:
 - the scope of work & materials to be provided
 - cost for same based on damages known at the time the contract is entered into
 - approximate dates of service
 - roofing contractor’s contact information
 - identification of contractor’s surety & liability coverage insurer & their contact information
 - contractor’s policy regarding cancellation of contract & refund of any deposit including a rescission clause allowing the property owner to rescind the contract for roofing services and obtain a full refund of any deposit within 72 hours after entering the contract.
 - a statement that if the property owner plans to pay for the roofing services through an insurance claim, the contractor cannot pay, waive or rebate the homeowner’s insurance deductible in part or in whole.
 - a statement that the contractor shall hold in trust any payment from the property owner until the contractor has delivered roofing materials to the jobsite or has performed a majority of the roofing work on the property.
 - a statement that the property owner may rescind a contract for services, the payment for which will be made from the proceeds of a property insurance claim, within 72 hours after receiving notice from their insurer that the claim is denied in whole or in part.

Contact any ACC member for additional information on any aspect of your roofing project.