

LAKEWOOD RIDGE

HOME IMPROVEMENT STANDARDS

The Board of Directors would like everyone that resides in Lakewood Ridge to have a clean understanding of the process when making any changes to the outside of your home.

The First Step is to submit an Architectural Change Form to have your project approved. A copy is included with this communication for your reference.

A big undertaking is replacing your roof. Below is important information to help you through this process.

ROOFING STARDARD

Dimensional, 30-year, asphalt shingle similar to:

Timberline – Hickory

Owens Corning – Brown Wood

Tamko – Rustic Hickory

It is understood that shingle color and product availability vary even within a specific manufacturing process and that colors are retired or replaced. Best efforts must be used to match as nearly as possible the standard color. In order to maintain aesthetic conformity within the community, protect your investment, and keep property values up within the community, you must provide shingle color and picture prior to beginning a reroof or you risk incurring the cost of having to replace your roof due to noncompliance.

6 Inch White Aluminum Eaves

Recommended: Double-louver vents and squirrel guards on all vents.



SIGNS YOU MAY NEED A ROOF REPLACEMENT

- **Curled shingle edges or cupped shingle tabs**
- **Bald spots where granules are missing or the presence of many granules in your gutters**
- **Cracked or broken shingles**
- **A roof that appears old and worn**
- **Dark streaks caused by airborne algae**
- **Moss growth on the roof surface**
- **Broken or damaged flashing**
- **Discolored interior walls and ceilings**
- **Unwanted critters in the home**
- **Daylight seen through the roof boards**

Choosing the Right Roofing Company

Things to consider:

Licensed, Reputable, Contractor (not one who subcontracts your roof out to someone else), Durability, Warranty of Shingle (30 years), Warranty provided by your contractor for replacement repair (minimum of 5 years recommended). Protect your investment and do not risk the cost of having to replace your roof for noncompliance with your Association's Governing Documents.

When it comes to something as important as your roof, leave it in the hands of the professionals.

Only work with a reputable and experienced roofer who has a proven track record of delivering quality work. Your contractor should also communicate with you clearly and discuss everything that will be done before any actual work takes place including Estimates, Samples, Warranty, Contractor License Number, and Certificate of Insurance.

Your roof replacement will be registered with Hillsborough County and must conform to their current minimum roof standards as well as that of the Association. Your insurance company will be able to see you have a new roof constructed of the proper materials and may give you a discount.

Prior to roof replacement, you must notify and receive approval from Lakewood Ridge Townhome Association by means of the Architectural Change Request Form. The \$25 Application fee for roofs is waived. Your ACC request form must include:

- Shingle name/color (listed above), picture, manufacturer, warranty period (30-year dimensional shingles, 6 inch white aluminum eave trim)
- Contractor Name and **License Number**, and a copy of **Contractor's Certificate of Liability Insurance**.

Prior to commencement, a **Work Permit must be obtained and posted within clear view** at your residence.

No vehicles or dumpsters can park or encroach upon rear or front lawns as they will damage the water mains and irrigation system. If this happens, **you will be responsible for all damage and any attorney fees and/or court costs associated with recovering costs of damages**. If unpaid, this could result in a lien on your property and foreclosure.

The Association cannot be held liable for any damage, injuries, etc., resulting from said roof replacement, including neighboring roofs. You own the property, and you are required by Association Governing Documents to properly ensure your property including but not limited to liability insurance.

Your Board of Directors