

Candlewood Homeowners Association

Roof Replacement Guidelines

Issue 2, 5-4-13

Issue 3, 4-1-25

BYLAWS - ARTICLE VI

USE RESTRICTIONS (See Front Section of the Homeowners Directory)

Each Owner will be expected to conform to certain rules and regulations with respect to conditions upon their respective Lot:

The roof of all dwellings or other structure shall be covered by cedar wood shakes or cedar wood shingles. Other roofing materials, such as slate, tile or 40-year warranty or similar style laminated shingles of weathered wood color, may be used with the specific written approval of the architectural control committee.*

*** Architectural style Metal shingles may be used if approved by ACC as of 4-1-2025.**

*** All architectural shingles in weathered wood color are approved for use regardless of warranty; other style laminates in other colors may be used with prior written approval of the Architectural Control Committee.**

Architectural shingles, also known as laminated or dimensional shingles are similar to regular three tab asphalt (or composition) shingles, but have two layers of material bonded together rather than a single layer. The exposure of the top layer of has random notches taken out, and the bottom layer is adhered to the top layer. This gives architectural shingles a scattered, three dimensional look to the roof, with different high and low tabs. They are topped with a layer of granules for protection against weathering, and the base mats are between two layers of stabilized asphalt. Due to the thicker layer of material, they offer more protection from wind and hail than three tab asphalt shingles. They are also very fire resistant and have a longer lifespan. Adequate flashing and venting is necessary to extend roof life.



Weathered Wood Architectural Shingle Roof



Weathered Wood Architectural Shingle Roof

Colors:

*Note: White, black, gray, blue, red, green and very light wood tones are **not** allowed!*

Preferred: Weathered Wood (Shown above)

Acceptable range of color with special approval:

