

**Architectural Control Committee (ACC) of the Rock Creek Master Homeowner  
Association**

**Guidelines and Requirements**

**Roof Replacement Policy**

**Key Provisions**

*Please read all requirements in full document below carefully.*

Approval is required for any change of components related to your roof work. This would include gutters & downspouts, vents, solar panels, siding, etc.

**Partial Replacement:** The new shingles and pattern must match the rest of the roof and no variation in appearance is allowed. An exception may be made for solar shingles.

**Full Replacement:** The Town of Superior requires a permit for all full roof replacements. This is completely separate from the HOA approval. The Town website has a document you can download entitled "Roof Repair and Replacement Information" ([www.superiorcolorado.gov](http://www.superiorcolorado.gov)). Contact the Town Building Office at (303) 381-2028 with questions regarding code and permits.

If you are changing your roof color, any shed or other outbuilding will also need to be reroofed to match the shingles on the house. Please do NOT submit roofing material samples: indicate the roofing material, manufacturer, style of shingle, and color name on your request form. A change in roof color could necessitate a change in your paint color the next time you request to repaint.

**ACC Pre-Approval.** As with any change or improvement to the dwelling exterior or lot, written permission must be obtained in advance following the ACC Improvement Request process. Failure to do so will subject the homeowner to fines, and the homeowner will be required to change or remove any non-HOA compliant work performed – or to restore the lot or dwelling to its original condition – entirely at the homeowner's expense, which may include any legal costs incurred by the Association. The ACC convenes monthly (twice monthly May through August). The review and approval process can take from 20 to 30 days, or longer if your request is not typical. Please build adequate time for ACC review approval into your project planning. In special situations and where possible, we will try to accommodate requests to expedite the approval process. Such requests can be made to the management company. Read all requirements in full below, as well as the applicable Association Covenants and Policies, carefully.

**Your ACC Request Must Include:**

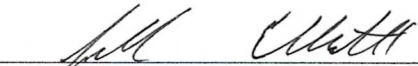
- The manufacturer of the shingle. Example, Owens Corning, GAF, etc.
- The style of the shingle. Example TruDefinition DurationStorm, Timberline HD, etc.
- Shingle color. Pre-Approved shingle colors are Teak, Driftwood, Estate Gray, Onyx Black and

occasionally Brownwood (depending on the house colors). Other colors will be considered on a case by case basis.

**ROCK CREEK ROOFING GUIDELINES**

- Asphalt shingles of most colors are considered but require ACC approval.
  - Certain colors are not acceptable, including but not limited to Red, Green, and White roofing will not be allowed.
- The following roofing materials, among others, may be considered on a case by case basis:
  - Metal shingles.
  - Metal roofing.
    - Standing seam roofing will not be allowed.
    - Corrugated metal roofing will not be allowed.
  - Slate roofing.
  - Tile Roofing.
  - Concrete Roofing.
  - Solar shingles.

Date of adoption: 02/09/2022

Signed: 

Print: John Eckhardt

Title: President