

Home Owners Association of Heritage Ranch
Policy Statement – Villa Roofing
January 2, 2012

There are one hundred twenty two (122) Villas and Villa owners contained within sixty one (61) buildings in Heritage Ranch. The HOA Board has no desire to see imminent and or significant water or other environmental damage to a Villa home caused by the inability to partially or completely replace the existing roof in a timely manner.

The HOA Board at its regularly scheduled meeting held on the above date has approved the following Policy Statement and Directive. A copy of this statement will be permanently placed in each Villa home file under the care of HOA management and available to home owners for future reference.

A Villa owner requiring the installation of a new roof on their home will **"make a reasonable attempt"** to contact the owner of the other side of the building to determine interest in reroofing the entire structure. If the other owner is not interested in reroofing or cannot be contacted the Architectural Review Committee is directed by the HOA Board to approve reroofing half a Villa building **"as long as the texture and color of the new roofing match the other side of the building as closely as possible"**.

Regarding the term **"Reasonable Attempt"** - Reasonable attempt shall be defined as a ten (10) day period of time. It shall be the Villa home owner's responsibility to notify both HOA management personnel and the Architectural Review Committee in writing (email or other hard copy) that they have started this process.

In the cases where the owner of the other side of the building cannot be determined HOA management personnel are directed to supply owner contact information to the owner needing the new roof.

During this ten (10) day period of time the Villa home owner will be permitted to make immediate **"temporary"** repairs to the existing roof in order to eliminate or minimize damage to the home.


At any point in the 10 day period the owner needing the roofing feels they have done everything possible to either contact and or convince the owner of the other side to reroof the entire building they may proceed to the Architectural Review Committee for approval to reroof their half of the building under the guidelines listed in this document.

Exceptions to the **"Reasonable Attempt"** rule are as follows. This is not meant to be an all-inclusive list. There are many situations where exceptions will need to be granted and each will be reviewed on an individual basis by the Architectural Review Committee.

- Owner of the other side of the building is a mortgage company.
- Owner of the other side of the building is deceased, home is in an estate.
- Owner of the other side of the building is incarcerated.
- Owner of the other side of the building is out of the country/ state.
- Owner of the other side of the building is mentally incapacitated.
- The other side of the building has been sold and is in closing, new owner is unknown.

If new ridge line shingles are required across the entire building and only one side of the building is being re-roofed the owner of the side installing the new roof will be responsible for all associated costs.

Signed

 Date 1/2/2012

Board President