

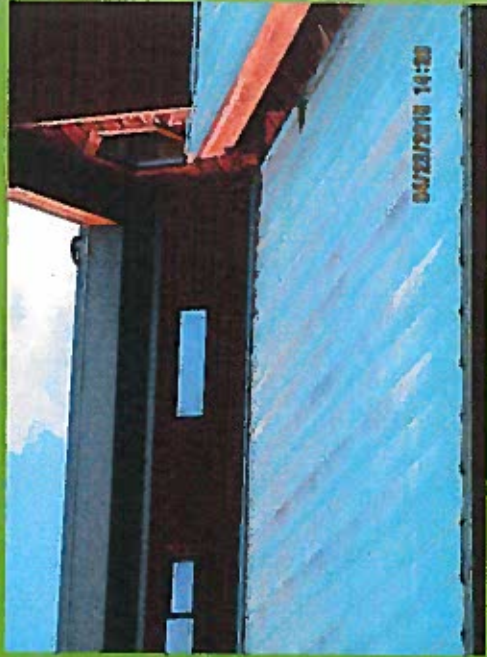


# Roof Maintenance

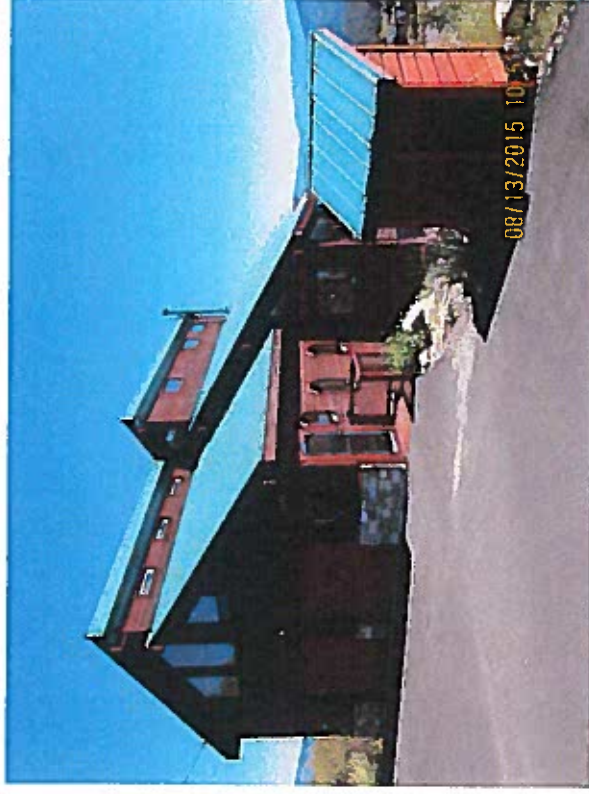
September 2015



# Roof Maintenance



- Approximately 1500 homes in Tahoe Donner have metal roofs
- 54 homes currently have outstanding roof maintenance violations noted through home inspection program or complaint based:
  - 2 peeling;
  - 1 paint fail;
  - 5 bare;
  - 46 fade



# Roof Maintenance

## Declaration of Covenants and Restrictions

### Article VI.

#### Section 1. Minimum Construction Standards Applicable to All Lots

(f) Exterior Surfaces. No reflective surfaces (other than glass) shall be used on exterior surfaces (other than surfaces of hardware fixtures) of any building structure erected on a Residential Lot.

#### Section 2. Minimum Construction Standards Applicable to Residential Lots

(f) Roofing Materials. Natural wood or shingle roofing materials or comp...unless treated with fire retardant materials. The use of other roofing materials such as metal....

## Architectural Standards Rules, Procedures and Restrictions for Land Use

### Section III. Specific Building Requirements,

H. Exterior Specifications (7) Roofing Material and Design Requirements (b) The C&Rs require an Owner to maintain the roof color including, but not limited to, the fading of metal roofs.

# Roof Maintenance Rule Change Recommendation

## Existing

H. Exterior Specifications (7) Roofing Material and Design Requirements (b) The C&Rs require an Owner to maintain the roof color including, but not limited to, the fading of metal roofs.

## Recommended Amendment

H. Exterior Specifications (7) Roofing Material and Design Requirements (b) ~~The C&Rs require an Owner to maintain the roof color including, but not limited to, the fading of metal roofs.~~

**Owners shall maintain their roofs, metal roof must maintain uniform color and bare exposed metal is prohibited.**

## Next Steps

- Recommend finalizing draft of rule amendment; review and approve with full Architectural Standards Committee
- Return at the October 2015 Board of Directors meeting with request to go out to 45-day member notification on drafted rule amendment
- 45-day Member Notification – TDNews December
- Board Action at January 2016 Board of Directors meeting