

ROOFING

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") require that:

... plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval . . .

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. **A Modifications Request form must be submitted prior to installation, even if the replacement roof is a duplicate of the existing one. It is the responsibility of the homeowner to make sure that the application has been submitted, reviewed and approved by FCCSA before any work is started. The homeowner should make sure that they have received an FCCSA approval letter before the contractors begins any work.**

Submittal requirements include completing and signing a modifications request form and attaching a three inch (3") square piece of the shingles to be used. As an alternative, a copy of the contractors quote showing the shingle type, age rating and color will be acceptable. If the proposed color is not similar to ELK's Prestique "Weatheredwood, Hickory, Barkwood, or Sablewood", a brick, stucco sample, or a photograph of the home will be required.

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines. If this is an emergency roof replacement due to leaks, please note this on the application so FCCSA can properly process the request.

Materials

The roof of any house or garage shall be constructed or covered with asphalt or composition type shingles, minimum 25 year (or greater) rated shingle with a color that approximates the color of weathered cedar shingles. Any other type of roofing material shall not be permitted unless specifically approved. All exposed metal roof accessories including stack vents, roof flashing, attic ventilators, metal chimney caps, metal storage building roofs, skylight curbs, solar collector frames, etc. shall match roofing material color as closely as possible. All stack vents and attic ventilators shall be located on the rear slopes of roofs and under special circumstances may be permitted on the side slopes. Installation of sky lights or tube lights are permitted as long as they are not placed on the front slope of the house. A picture of the sky light / tube light indicating colors, materials and dimensions must be submitted along with photographs or roof plan drawings showing where the items will be placed. The Modifications Committee must specifically approve skylights and tube lights.

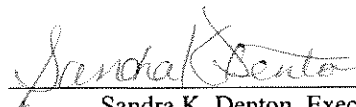
Maintenance

All roofing must be maintained in such a fashion that they do not detract from the neighborhood. Minor roof repairs do not require specific approval.

All roofs should meet any applicable government codes and it is the Property Owner's responsibility to ensure their contractor does so. Additionally, any required permits are the Property Owners responsibility.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 25th of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.



Sandra K. Denton, Executive Director