

IHR Roofing Standards (interpretation of CC&RS)

Wednesday, August 7, 2019 8:17 AM

Roofing. *At least eighty-five percent (85%) of the roof area of the residence erected on any Lot shall have a minimum of a 9/12 pitch. No roof pitches of less than 6/12 shall be permitted except for those related to covered porches and covered patios. All roofs shall be of color, construction and materials equal to Elk Timberline Prestique 30 or Owens Corning Duration 30 Shingles, with open (W) valleys and Elk Z-ridge or Owens Corning High Style ridge caps. Colors approved include Elk (Charcoal, Weatherwood, Slate, and Barkwood), and Owens Corning (Brownwood, Onyx Black, Driftwood, and Colonial Slate) must be approved by the DARC during the course of its review of the plans and construction specifications for the particular structure.*

Chimneys. *All chimney caps shall be copper, clay or painted metal, attached to the masonry chimney and not to the roof of the Residence. All chimneys shall be of 100% masonry brick, stone or stucco.*

Venting. *All roof penetrations, including plumbing vents, furnace and hot water heater vents, attic ventilators and the like, shall be covered or painted to match the roof color. All such exterior venting shall be in the rear of the residence whenever possible. Vents that are on front facing roof sections of the Residence and exceed 6" in diameter must be encased in chaise utilizing concrete board, stucco board, or other material that is conducive to and complimentary to overall architectural style, color and material scheme of home.*

Guttering. *All dwellings shall be fully guttered.*

Approved Roof Styles/ tones from CC&Rs:

https://www.gaf.ca/document_library/residential_roofing/shingles/timberline_hd_formerly_timberline_prestique_30

Elk Timberline Prestique:



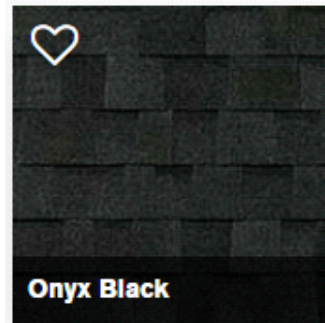
Timberline HD -
Charcoal



Timberline HD -
Slate

<https://www.owenscorning.com/roofing/shingles/trud efinition-duration/>

Owens Corning Duration:



Onyx Black



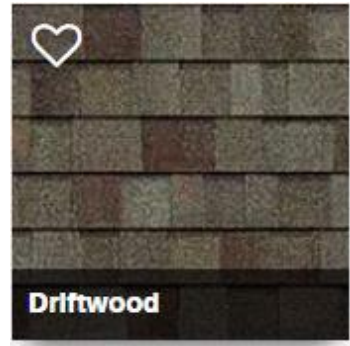
Colonial Slate



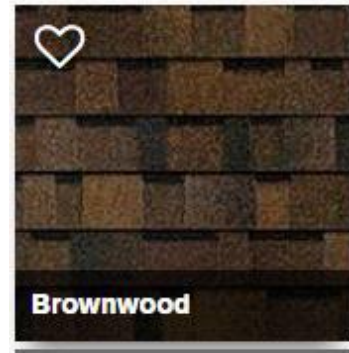
Timberline HD -
Weathered Wood



Timberline HD -
Barkwood



Driftwood



Brownwood

Ridges:

http://www.gaf.ca/Residential_Roofing/Ridge_Cap_Shingles/Z_Ridge/Z_Ridge_Sell_Sheet.pdf



Open "w" valleys:

