

ROOFING POLICY AND GUIDELINES

The rules and regulations which apply to the use of roofing materials on homes in Tallgrass East are as follows:

Declaration of Covenants, Conditions and Restrictions

Pursuant to Article 5 of the Declaration of Covenants, Conditions and Restrictions of Tallgrass East, the Board is empowered to "maintain the monetary and aesthetic value of the development and preserve the benefits thereof for all owners" In furtherance of its charge, the Board has enacted a roofing policy that sets forth the restrictions and specifications for (1) roofing materials, and (2) and roofing alterations, improvements, or additions. The Board will enforce the implementation of this policy and its guidelines consistent with Article 5 of the Covenants.

Composition Roofing Material Specifications

Any composition roofing material that is to be used by any homeowner in Tallgrass East must be approved by the Board and meet all of the following specifications:

- 1) Class 4 Hail/ Impact Resistance Rating per UL 2218
- 2) Class "A" Fire Rating per UL 790
- 3) Minimum of 50 Year Warranty
- 4) Board Approved Colors Only (to resemble weathered shakes)
- 5) Aesthetically and Architecturally Consistent with Neighborhood

The purpose of these requirements is to ensure that only top quality products both in terms of appearance and wear be used in Tallgrass East. Using the above specifications, the Architectural Committee of the Board has final approval on roofing products. Our intent is that "three-tabs" and other lesser products are not approved and are inconsistent with the Covenants of Tallgrass East.

The Board has, using the above specifications, pre-approved the following products:

- 1) Atlas StormMaster LM: color - Weathered Wood
- 2) Malarkey Legacy: color - Weathered Wood
- 3) IKO Dynasty: color - Old World Slate
- 4) Owens-Corning WeatherGuard HP: color - Driftwood
- 5) CertainTeed Landmark IR: color - Weathered Wood

Notwithstanding the pre-approved products above, if you plan to install any composition roof, you must submit to the

Board for approval a design, plans and specifications showing the nature, kind, shape, height, weight, materials and locations of the alteration, improvement, or addition.

We will continually monitor new products to see if they meet our specifications and pre-approve those that do so in an appropriate color.

Wood Shake, Slate and Tile Roofs

Wood shakes, slate and tile roofs may continue to be used and installed by a contractor. There are some new slate and tile substitutes coming into the marketplace; if you wish to use one of these, you must contact the Board for approval.