

Policy #2.3 Roofing

EASTLAKE PARK HOME OWNERS ARB ROOFING POLICY

2.3.1 Purpose of the Policy

The purpose of this policy is to define the types, color and style of roofing materials permitted on any and all structures within the Eastlake Park Community.

2.3.2 Policy

The policy states that Architectural Review Committee must review and approve any roof material used to build, rebuild, replace or add onto any structure within the Confines of the Community known as Eastlake Park. Approval of any roof material must be in accordance with this policy and any exception of this policy must be placed before the Board of Directors. No flat roofs, sheet aluminum roof, corrugated fiberglass, corrugated steel, or other “add on” materials can be used. Only as-built-to-original roofing materials may be used.

2.3.3 Roof Materials

The roofing materials allowed include asphalt shingle, tile, composite tile, steel roofs, and cooper roofs and must match any existing roof material used on that structure.

2.3.4 Styles of Roofs

Roofs may be either gable or hip roof in style matching the existing roof structures. If the structure contains only hip or gable roofs, any addition must match that style.

2.3.5 Colors of Roofs

Tile roofs must match the color palettes as provided by the original structure builder.

2.3.6 Mixed Combinations of Roof Materials

Roof material must be consistent on all main roofs (upper and Lower with mixed style homes). Porch roofs may be different from the main roofs where there is no physical connection to any main roof structure, but can only be of Steel or Cooper style matching the existing style and colors found within the community. The colors of the roofs must match the existing roofs or the entire roof must be replaced to create the match. The ARB will weigh in on the coordination of the colors.

2.3.7 Wind Load

Any new structure, addition, or replacement roof/structure must adhere to the current Osceola County codes.

2.3.8 Projections Above Roof

No projecting structures or materials may be located above the roof line with the exceptions of chimneys, vent stacks, or skylights.

2.3.9 Exceptions

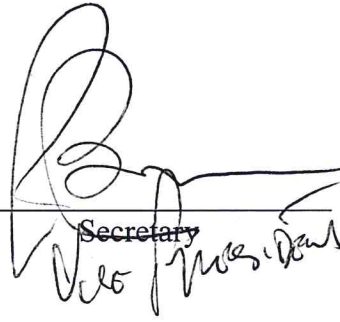
Any and all requests for exceptions to this policy must be reviewed and voted on and approved by no less than a majority of the total board.

2.3.10 Approval



President

Date 4-27-16



Secretary
Vicki M. Dean

Date 4/27/16

Effective Date 4/22/16