

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Roofs<sup>2</sup>

Approved on August 24, 2020

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://www.mywaterfordlakes.org) or from the WLCA office. External property improvement may not be started until the (1) homeowner submits Architectural Review Application (ARA), (2) the local Neighborhood Architectural Review Committee (ARC), if applicable, and the WLCA ARC approve the ARA, and (3) the homeowner receives a letter of approval from WLCA. If no response is received from WLCA after 30 days have elapsed from the receipt date stamped by WLCA, the ARA application is considered approved.

### What These Rules and Regulations Cover:

These rules and regulations cover roofs on the primary house structure.

Also see:

- Guidelines for Pergolas for information about roofs on those structures.
- Rules and Regulations for House Colors for information about the colors of gutters, downspouts, and drip lines.
- Guidelines for Solar Panels, Roof, Insulated Aluminum Elite Roof for information about aluminum roof paneling.
- Rules and Regulations for Solar Panels for information about solar photovoltaic shingles.

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any neighborhood HOA rules and regulations or guidelines that apply to their project. If there are no neighborhood guidelines, WLCA guidelines shall apply. For additional information, please see the WLCA Amended Declaration Article IV, Section 3-N (Maintenance) and Article V, Section 9 (Encroachment Easements).

### Rules for Modifications:

2. Asphalt shingles shall be 3-tab, architectural, or premium (luxury) type.
3. Acceptable shingle colors shall be shades of brown, black or gray. Asphalt shingles may not be painted.
4. Painted metal shingles are only permitted if they are visually indistinguishable from asphalt shingles. Ribbed or standing seam metal roofs are not allowed.
5. No plastic, vinyl, tile, barrel style, terracotta, or wood shake roofs are allowed.
6. See the Solar Panel Rules and Regulations for solar photovoltaic shingles.
7. Roofing shall have a uniform appearance and color pattern.

### What Is Needed for the Architectural Review Application:

8. Completed General Application including color and type of roof material.
9. A sample shingle with the proposed color. No photos are allowed.

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<sup>1</sup> The WLCA declaration, as amended from time to time (the current version of which will be referred to as the "WLCA Declaration"), contains certain rules and regulations relating to properties that are subject to the WLCA Declaration. The WLCA Declaration permits the board of directors to adopt additional rules and regulations relating to properties that are subject to the WLCA Declaration. The present document reflects some of those additional rules and regulations.

<sup>2</sup> The requirements for Roofs were formerly reflected in "ARC Guidelines for Solar Panels, Roof, Insulated Aluminum Elite Roof". The requirements are now contained in the present "ARC Rules and Regulations for Roofs".