



PO Box 59254

Fairwood Firs Homeowners Association

Renton, WA 98058

www.fairwoodfirs.org

Roofing Choices and Process for Approval

Introduction

The intent of the Covenants of the Fairwood Firs Homeowners Association regarding roofing materials is that they are to conform in appearance as much as possible to cedar shake. To that end, the ACC has now issued approvals for some styles from some manufacturers. Note, however, that ***not all colors are acceptable*** even in previously approved styles. Please read carefully and confer with ACC members prior to proceeding.

Approval Process

Without exception, all roofing must be approved on a case-by-case basis.

Prior approval of material or color combinations does not relieve the homeowner of the obligation to undergo this approval process, nor does it obligate the homeowners association to grant approval. The reasons for this are several, but chief among those is the fact that manufacturers may change materials and or colors but continue to apply old designations to them (color name, material code, etc.). For any questions about this, please read Article V, Sections A&B of *Declaration of Covenants, Conditions, and Restrictions, Plat of Fairwood Firs* (i.e. the “Covenants”). **The process is as follows**

- Download from the association’s website (www.fairwoodfirs.org) or obtain from an officer of the homeowners association the architectural approval request form and fill it out with a **complete** description (manufacturer, product, color, etc.), sign and date as indicated. Do not combine multiple requests on a single form.
- Submit the filled out form to Architectural Control Committee (ACC) **at least 30 days** prior to the expected start of the job (this is a requirement in the Covenants). The ACC can attempt to expedite your request but is under no obligation to do so. Remember, the ACC is composed of neighbors who are acting as volunteers.
- Obtain approval in writing and keep it in your records. According to the Covenants only approval in writing is actual approval.

Approved Manufacturers, Styles

To date, the Fairwood Firs Architectural Control Committee (ACC) has approved roofing shingles from three manufacturers in two styles of shingles for each. They are shown in the table below.

Manufacturer	Previously ACC Approved Style
GAF Materials Corp (http://www.gaf.com)	Grand Canyon
	Grand Sequoia
Certainteed Corp. (http://www.certainteed.com/)	Presidential Shake
	Presidential TL [Triple-Layer] Shake
PABCO (http://pabcoroofing.paccoast.com/)	Paramount Signature Cut
	Paramount Advantage Signature Cut