

Resolution 2007-001

By and before the board of directors of the Woodlands Homeowners Association at its board meeting on October ____, 2007.

Whereas, the Board of Directors (Board) of the Woodlands Homeowners Association (Association) is primarily obligated by its Master Declaration to provide for the preservation of values and amenities within Woodlands. The Board recognizes the fact that the overall Woodlands plan and restrictions are for the purpose of helping the Association protect and enhance the value of the properties for the benefit of Woodlands homeowners.

Whereas, the Board takes notice of the fact that consistency in appearance is a key factor in establishing the attractiveness and prestige, and thus the value, of real estate.

Whereas, the Board notes that the single unifying prestigious feature of Woodlands is the consistent, elegant look of weathered cedar wood shake and shingle roofs on the homes.

Whereas, a homeowner Member of the Association has requested that the Board accept recent advances in roofing material technology and permit the use of such improvements that maintain the unique attractiveness of Woodlands homes and advance the prestige of Woodlands home ownership.

Whereas, the Board acknowledges that as technology advances over time, the Association must adapt to or adopt such advances that are equivalent to or better than existing technology in order to meet the evolving needs and expectations of home buyers, and to continue to add value to the properties of Woodlands.

Whereas, the Board resolved to and did conduct a thorough investigation of modern roofing materials to assure that they are equivalent to or better than cedar wood shakes or shingles used within Woodlands.

Whereas, based on its research, the Board recognizes that the hundreds of years old cedar wood shake and shingle roofing technology has advanced considerably. Many new technology products are equivalent to existing cedar wood shakes and shingles, offering the same advantages, quality, consistent look and elegant appearance.

Whereas, the Board, calling on its individual members' building, roofing, and real estate experience and knowledge, takes notice of the fact that cedar wood shake and shingle technology has sufficiently evolved. The evolution of the technology has kept the cedar wood shake and shingle advantages, including the stylish weathered appearance that establishes the valuable signature appearance of Woodlands, while advancing its durability and fire resistance.

The Board has confirmed that two technologies are equivalent to or exceed the cedar wood shake and shingle standard of quality and weathered appearance: A technologically enhanced stone-coated metal cedar shake and a technologically enhanced industrial polymer composite cedar shake and shingle.

Therefore, To adapt to and adopt such roofing material advances that are equivalent to or better than existing technology, for the primary purpose of protecting and enhancing the prestige of Woodlands living and the values of the properties of Woodlands, the Board adopts the following rule.

#TBD This rule applies to all properties for which their building restrictions and restrictive covenants require roofing materials composed of cedar wood shakes or shingles.

#TBD Installing roofing materials that do not match or blend in with the consistency of existing residential roofs within Woodlands, will cause the value of nearby property to decline, will annoy neighbors, and will be considered a nuisance by the Association.

#TBD To assure aesthetic harmony and to protect property values, roofing materials other than traditional cedar wood shakes or shingles must be approved by the Association. Before installing such technologically advanced roofing materials on a home, a Member shall first obtain approval of the Association.

#TBD A request for approval shall be accompanied by a sample of the materials to be used, along with any other information reasonably requested.

#TBD The roofing materials proposed shall be one of the following that have been found to meet or exceed the cedar wood shake or shingle standard for quality and weathered appearance: an industrial polymer composite material shaped like cedar wood shakes and shingles and a stone-coated metal material resembling a cedar shake.

#TBD The Board shall apply the following color standards recognized by building material experts that defines or describes the range of colors displayed by the existing roofs of Woodlands and apply these standards while considering a request for approval: DaVinci Roof Scapes www.davinciroofscapes.com industrial polymer composite roofing material color identified as Weathered Gray.
The Tamko Building Products Company www.tamko.com industrial polymer composite roofing material color identified as Weathered Wood.
EcoStar www.premiumroofs.com industrial polymer composite roofing material color identified as Midnight Gray.
Metro Roof Products www.metroroofs.com stone-coated metal color identified as Weathered Timber.

#TBD A response to the request will be made in a timely manner and shall be approved or rejected within forty-five (45) days of receipt of the request.

#TBD The approval or rejection of the request shall take into account the value of maintaining the established, consistent, highly valued appearance of homes within Woodlands. The decision must be intended to protect or enhance the value of all homes within Woodlands.

#TBD Any required governmental permits must be obtained before applying roofing materials to buildings within Woodlands.

#TBD No asphalt or fiberglass shingles shall be permitted.

#TBD **DISCLAIMER.** Nothing contained in Rule #TBD shall be construed in any way as a warranty or guaranty from the Association or the Board regarding the quality or suitability of any specific building product for a Lot owner's intended purpose nor shall the Rule be construed as an endorsement of any brand name or specific building product described in this Rule.