

COWELL HOMEOWNERS ASSOCIATION, INC.
4498 LAWSON COURT
CONCORD, CA 94521
(925) 687-9961
BusinessOffice@Walnutcountry.com

REROOFING INFORMATION

The Architectural Committee and the Board of Directors would like to provide you with clear information on how to proceed with re-roofing your home in this development. Every roofing material has a specific set of installation standards called ICBO standards. In a class "A" roof, if these standards are not adhered to, the roof does not assume the Class "A" installation. Filing for a permit in the City of Concord to replace your roof does not guarantee an "inspection by the City Building Inspector" to approve the installation. You must ask for this inspection and may have to pay extra for the inspection. Roofers will not necessarily inform you about this kink in the inspection portion of the permit process and will tell you that it will be inspected, but neglect to mention that it is they who will inspect, not the City.

1. **ALL ROOFING ADJUSTMENTS REQUIRE PRIOR ASSOCIATION APPROVAL.** Requests should be submitted to the Architectural Committee through the Association Business Office. The Committee meets the second Wednesday of every month unless otherwise noted in the Signal or on the park entry sign boards and requests should be submitted at least 7 days prior to the meeting.
2. Materials listed below as approved were presented to the Architectural Committee by individual homeowners like you, requesting approval. They presented a brochure, sample of the product and color, and addresses near-by that the committee drove to and viewed, because samples rarely appear the same as a full installation, and they approved the product based on aesthetic appearance and value. Once a product is approved for one owner it is placed on this list and becomes available to all owners.
3. You are by no means limited to this list. You are welcome to present any product to the committee for approval by submitting a brochure, sample and addresses of installations of the product and color of your choice to the committee for viewing, a minimum of 7 days prior to the next regularly scheduled meeting.
4. The Architectural Committee is made up of a maximum of nine volunteer homeowners like yourself. They are not qualified to assess product viability, or deal with roofing issues that require expertise they do not possess such as product warranty, financial stability of manufacturers or roofing contractors, product weight, walk-ability etc. etc. Each homeowner is required to perform his or her own research, as in "buyers beware". Products on this list indicate only three things: 1) a neighbor of yours liked how it looked, 2) the architectural committee also liked the color and how it looked with regard to appearance and maintaining property values, and 3) your neighbor didn't necessarily do any research on the product whatsoever.
5. Some of the products listed maybe discontinued, or involved in lawsuits for product failure. Therefore, **please do your research.** We in the office are also not in a position nor have the skills to take on the liability of recommending or slandering products, manufacturers or installers in order to protect the members of the association. **There is no escaping the individual owners' responsibility to perform their own research.**

ASPHALT SHAKE SHINGLES

Certainteed Presidential TL Autumn Blend, Charcoal Black, Shadow Gray, and Weather Wood.

GAF Grand Canyon Black Oak, Mission Brown, Storm Cloud Grey, Stonewood.

These are the only asphalt shingles that have been approved because of their superior appearance once installed. There will be no exceptions.

CLAY TILE

U.S. Tile/ Claylite Tile Corona Del Oro Blend.

CONCRETE, BLEND TILES & SHAKES

Mona Tile Adobe colors, Chestnut Brown, and Terra-cotta flash.

Earlike (Monier) Heartwood.

Duralite Tile (Monier) Chestnut Brown, Granite Gray, Casa Grande Blend, Sequoia, Shadow Gray, Smoky, Sonora, Villa Bronze Flashed, Villa Terra-cotta Flashed, and Villa Terra-cotta Gold Flashed.

Duralite Heritage Shake Brown Blend, Charcoal, Golden Cedar, Thunder Gray, and Walnut.

Duralite Split Shake Barnwood, Rustic Cedar, and Weathered Ash (gray color).

Evershake (Unknown status) Brown.

Eagle Lite Tile Charcoal Blend, Granda (Capistrano style), Montrose color (Villa style), Shake Blend (Ponderosa style), and Terra-cotta Gold.

Lifetime Tile (Unknown status) Charcoal Gray.

Pioneer Balboa Blend color (Regal style), Kona Blend, Mahogany color (Everwest style), Ranchwood Gray, and Trabucco blend.

Nature Guard Shakes/L.P. (Unknown status) Dusk, Sunset and Twilight.

FIBERGLASS

MiraVista Shakes

Aspen, Cedar, and Walnut.

METAL TILES

Alfa Tile/Shake

Charcoal, Shadow Wood, Teak, Terra-cotta, and Weathered Timber.

California Classic

Charcoal, Cypress, Slate, Terra-cotta, Walnut, and Weathered Wood.

(Corona Roofing System refers to:)
Decra Shake or Decra Tile

Charcoal, Split Shake, Stone Slate, Teak, Terra-cotta, and (Weathered Timber/ Shadowwood).

Dura-Loc Continental Tile

Clay and Mission Clay.

Dura-Loc Shake

Briarwood, Chestnut, Slate, and Natural Wood.

Gerard Tile

Charcoal, Chestnut, Driftwood, Mahogany, and Terra-cotta.

Metro Shake

Light brown.

Sierra Pacific Industries

Charcoal, Ponderosa, Sierra Blend, and Terra-cotta.

Typhoon Tile

Brick, Charcoal, Coffee, Shadowwood, Teak, and Terra-cotta.

RESIN

Eiger Shake

Sun Drenched Brown and Gray.

Please be advised that some of the roofing colors (Terra-cotta and Charcoal) are approved only on certain colored houses. On all requests, when submitting roof colors, please also include the colors of your home.

If you select one of the approved roofs on this list, an **application must be submitted prior to the commencement of any work** to the Architectural Committee. Again, should you select **Terra-cotta or Charcoal** as a roof color, **the Committee must review your selection** to determine if it matches with the paint color, prior to approval.

If you select a roofing material on this list that does not require compatibility with your house paint color you may acquire **immediate approval** at the time you submit your application and will not be required to wait for the next architectural meeting.

6. You may submit a request for a **new material** not listed here, and the Committee will review it. Please submit:
 - a. A brochure on the product.
 - b. A sample if at all possible.
 - c. Several local installation addresses for the Committee to view.
7. After careful review and consideration, the Committee has not approved the following materials to date. These materials, though, may still be submitted and reviewed on an individual basis by the Architectural Committee.
 - a. Alcoa aluminum roofing.
 - b. Hardi shake.
8. If your roofing request involves the installation of a skylight, please be sure this is included on your request. Also, note that any skylight over the size of a small 2-foot square bubble must be bronze, clear or smoked in color.
9. Any roofing questions you have on acceptable materials in the development please address to the Architectural Committee through the Business Office (925) 687-9961.

ALL ROOFING APPLICATIONS MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING WORK.