

LAKE DOSTER LAKE ASSOCIATION

Restrictions: Metal Roofing Systems (updated 11/14/2022)

Background: Members have raised concerns with metal roof designs and the potential impact to neighboring properties. Due to these requests a review has been completed.

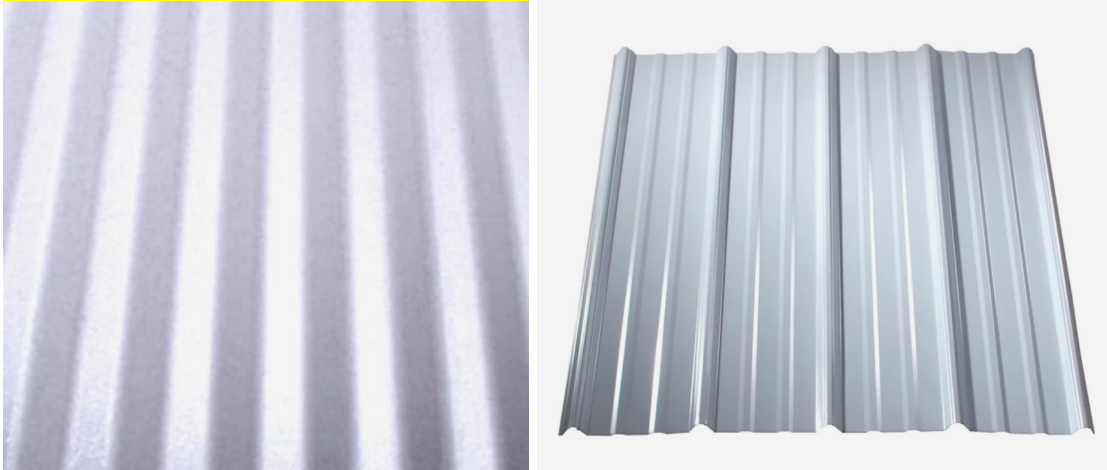
Policy: Per Lake Doster Lake Association (LDLA) Bylaws, and in accordance with the specific requirements of the LDLA Declaration of Covenants and Restrictions, projects such as those included in this document require full approval of the Association's Building Control Committee (BCC) prior to any and all initiation of construction or installation. Such projects must also have received necessary and required approval from all governmental and public authorities. The requirements found herein have been developed by the BCC in accordance with the BCC's authority and responsibility as noted in the Bylaws, Restrictions and Assignments Agreement of the Association and approved by the LDLA Board of Directors.

Metal Roofing Systems:

1. Any LDLA Member considering a Metal Roofing System for new construction, improvement, alteration, or existing roofing system replacement must submit a formal Request for Compliance Approval (RCA) with formal plans, in writing, to the BCC. Written approval must be received from the BCC before initiating any action to proceed.
2. Any subsequent approved installation must comply with all required Federal, State and Local laws, codes, and ordinances. Obtaining all such approvals, prior to proceeding is the distinct and singular responsibility and obligation of the Homeowner / LDLA Member.
3. The permitted Metal Roofing Systems on LDLA Membership "Eligible Parcel" Property approved dwellings, structures, or buildings:
 - Metal Shingles and Tiles
 - Simulates the appearance of traditional shingles, clay tile, cedar shake, and/or slate roofing materials.
 - Standing Seam Systems
 - A series of adjoining panels that are connected by raised seams (vertical legs) that use concealed fasteners.
4. Prohibited Metal Roofing Systems on LDLA Membership "Eligible Parcel" Property approved dwellings, structures, or buildings:
 - Exposed Fastener roofing systems

- Exposed Fastener roofing consists of overlapping panels that are fastened directly to the roof deck or framing through the face of the metal. Also known as pole barn metal, corrugated metal/aluminum panels, etc.

Examples of Exposed Fastener panels:



5. The BCC shall have the right to refuse approval of any Metal Roofing System plans or specifications which, in its opinion, are not compatible with other LDLA area or neighboring properties or in harmony with the LDLA Community as a whole.

Evaluation of the chosen Metal Roofing System by the BCC will consider:

- Color – Harmonious with house color and roofs in the neighborhood
- Reflectivity – High reflectivity is prohibited