



Roofing Materials Policy

The following policy has been adopted by the Board of Directors of Heritage Hills Home Owners Association, d/b/a Camelback Canyon Estates (the "Association") as a part of the rules of the Association pursuant to the provisions of A.R.S. Section 33-1803 of the Arizona Revised Statutes and the Articles of Incorporation, Bylaws, CC&Rs, Rules and Policies of the Association.

This document describes the roofing policy adopted by Heritage Hills Home Owners Association (HOA) Board, DBA, Camelback Canyon Estates (CCE) on July 14, 2009. The purpose of this document is to provide guidance to homeowners who may be planning a roofing materials replacement. This document identifies materials that are acceptable, and those that the CCE HOA Board will not approve.

Any modifications to an existing roof structure require review and approval from the CCE Architectural Committee & CCE HOA Board prior to any work being initiated. Any materials not specifically addressed by this policy will be considered during the CCE architectural review process. This policy addresses roofing material types only, not color or texture.

The philosophy employed by the CCE Association Board is to foster maintenance of property values through homeowner selection of quality construction materials that maintain the aesthetics of the community and safety through the selection of materials that reduce fire hazard. The CCE Board recognizes that building materials and aesthetic perceptions evolve over time. This policy provides specifics about known allowances and prohibitions. Nothing in this policy shall limit the CCE Board from approving alternatives based on the evolution of materials or extraordinary site conditions.

All roofing materials must be applied in accordance with manufacturers' instructions; therefore, any statement in this policy that allows for a specific roof type is not intended to state or imply that the roof type is appropriate for a homeowner's specific configuration and/or installation.

This policy is applicable to the roofs of all structures on all CCE properties.

1. **Standard Pitched Roofs - Pitch greater than 20 degrees (Standard Slope 4/12]**
 - a. Acceptable New Roofing Materials
 - i. Concrete tile
 - ii. Clay tile
 - iii. Metal
 - iv. Stone Slate
 - v. Wood Shake Shingle

- b. Unacceptable New Roofing Materials:
 - i. Composite Asphalt Shingle — any variety
 - ii. Fiber Cement Shingle — any variety
 - iii. Rolled roofing
 - iv. Hot mopped asphalt with decorative stone
 - v. Membrane

2. **Low Pitched Roofs - Pitch less than 20 degrees (Low Slope 2/12]**

- a. Acceptable New Roofing Materials
 - i. Concrete tile
 - ii. Clay tile
 - iii. Metal
 - iv. Stone Slate
 - v. Wood Shake Shingle
 - vi. Composite Asphalt Shingle — dimensional variety only (40 year life minimum)
 - vii. Fiber Cement Shingle — dimensional variety only (40 year life minimum)
- b. Unacceptable New Roofing Materials:
 - i. Composite Shingle —any non-dimensional varieties
 - ii. Fiber Cement Shingle - any non-dimensional varieties
 - iii. Rolled roofing
 - iv. Hot mopped asphalt with decorative stone
 - v. Membrane

3. **Perimeter (Mansard. etc./ roofs (on flat roof houses)**

- a. See policy for Standard Pitched Roofs — Pitch greater than 20 degrees

4. **Flat Roofs**

- a. Acceptable Roofing Materials
 - i. If the roofing material is not visible from ground level, all industry standard roofing materials are considered acceptable.
 - ii. If the roofing material is visible from ground level at any point, a decision regarding the acceptable material will be made by the CCE Architectural committee and the CCE Board.

5. **Patio Covers**

- a. Depending on pitch of patio cover, see policy for Low Pitched Roofs or Standard Pitch Roofs.
- b. Exception for extremely Low Pitched Patio Covers (Slope 0 to 10 degrees, 1/12 or less):
- c. Colored rolled roofing material is also allowed.

Any questions involving this policy or any notice given hereunder may be addressed to the president of the Association or to the property manager, Cornerstone Properties, Inc., PO Box 62073, Phoenix, AZ 85082-2073.

A copy of this policy shall be mailed to all members of the Association by the property manager. This policy shall become effective as of July 14, 2009, (the "Effective Date") with respect to any violation which may occur on or after the Effective Date.

Any violation of CCE policies will result in the application of the Association's standard CCE HOA "Imposition and Enforcement of Fines Policy".

ADOPTED AND APPROVED by the Board of Directors, on the 14th day of July, 2009.