

ARCHITECTURAL CONTROL COMMITTEE

Metal Roof Guidelines

Date: Tuesday, October 23, 2023

Introduction:

These guidelines are provided to assist in presenting a complete application to the Sand Lake Point Architectural Control Committee (ACC) for metal roof alterations and improvements. ACC approval is required for any changes to a roof.

To ensure the overall quality and consistency of metal roofs within our community, the following guidelines have been established. These guidelines are intended to promote a harmonious appearance while preserving the structural integrity of each property.

All metal roof design, manufacturing, construction, and installations shall be in accordance with all local and state building codes and permit requirements with specific attention to hurricane wind loads, uplift forces, and water penetration.

1. Material Selection:

1.1. Approved Materials: Only high-quality, weather-resistant, and long-lasting materials should be used for metal roofs. Approved materials include galvanized steel (Galvalume) or aluminum. Metal roof panels shall be either “Striated” or have “Minor Ribs”.

1.2. Finish: The finish should be a matte finish, corrosion-resistant, fade-resistant, equivalent to or exceeding the specifications of Polyvinylidene Fluoride (PVDF) finish system. All metal roofs shall have a matte finish. No gloss or semi-gloss.

1.3. Hardware: Exposed hardware systems are not allowed. Only standing seam joints with concealed fasteners are allowed. Stainless-steel hardware is required unless an alternative is specifically called out by the metal roof panel manufacturer.

2. Color and Appearance:

2.1. Color: The color of the metal roof should complement the house colors and be harmonious with the surrounding environment and neighboring properties. All metal roof colors require prior approval from the ACC. Approved colors are matte Black, matte Brown, matte Tan, matte Grey and matte Beige.

3. Maintenance:

3.1. Regular Inspection: Homeowners are responsible for conducting regular inspections and maintenance of their metal roofs. This includes cleaning or resealing in accordance with the

manufacturer's recommended specifications. Any signs of wear, damage, or rust should be promptly addressed to maintain the roof's longevity and appearance.

3.2 Cosmetic Damage: Any "cosmetic" damage such as hail dents or tree limb strikes which do not affect the performance of the roof (water intrusion) may not be covered by insurance. It is up to the owner to repair cosmetic damage in a timely manner.

4. Installation:

4.1. Professional Installation: All metal roofs must be installed by licensed, insured, and experienced professionals in accordance with local building codes and manufacturer recommendations.

4.2 Construction: Metal roofs panels shall be 12 inches to 16 inches in width, use concealed fasteners, and have a solid wood substrate. Steel metal roofs shall be at least 26 gauge, preferred 24 or 22 Gauge. Aluminum metal roofs shall be no less than 0.032 inch thickness. Neoprene boots shall be used on all vent penetrations.

5. Warranty

5.1 The metal roof system shall have a warranty equal to or exceeding 30 years.

5.2 The finish/coating system warranty shall be for a period of equal to or exceeding 30 years.

6. Deliverables to the ACC for review and approval:

6.1 Sample of roof panel system to be installed

6.2 Manufacturer brochure including detailed specification (Material, thickness, fastener method, coating spec, warranty)

6.3 Panel Color as well as the color scheme of the house paint to show compatibility.

6.4 Detailed quote from installer with installation details.