

# Semiahmoo Resort Association

## ALTERNATIVE ROOFING MATERIAL APPROVAL PROCESS

According to the Twenty Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for the Semiahmoo Resort Community, the Semiahmoo residents amended Section 10.08 of the Declarations to include a procedure for obtaining the Board of Directors' approval for substitute roofing material other than natural wood shingles or shakes. The Board is given the limited authority to approve alternative roofing materials: "*which look like natural wood shingles or shakes in size, thickness, texture and color, from an approved list of substitutes as established by The Board of Directors of Semiahmoo Resort Association.*"

The "Approved List" shall be created using the following procedure:

1. An alternative roofing material may be submitted to the Semiahmoo Resort Association (SRA) Board of Directors by the Architectural Standards Committee (ASC), or any interested party.
2. An alternative roofing material must have a minimum of two (2) year installation history for it to be considered by the Board of Directors.
3. A sample of the alternative roofing material shall be submitted to the SRA Board along with:
  - a. complete specifications;
  - b. information sheets concerning the product; and
  - c. a list of "Local" installation locations where the Board can view the applied product (the Board will make the determination as to their definition of the term "Local").
4. At this time the Board may reject the product or take further action.
5. Further action must consist of a site visitation (either by whole or by majority part) of the Board to review the product in actual application. It is recommended that the Board interview the owner and roofing supplier who has used the substitute roofing product as to its reliability and visual integrity over a period of time.
6. At this time the Board may reject the product or take action to add the product to the "Approved List" of alternative roofing products and make the list available to the ASC for their use.
7. The minimum amount of time required by the Board for any approval process shall be 90 days.
8. The approval of an alternative roofing material by the Board is in no way an endorsement, warrantee or guarantee that these products will stand the test of time, and may be deleted from the "Approved List" at any time at the Board's discretion.

This process was approved by the SRA Board of Directors on December 12, 1995.

# Semiahmoo Resort Association

## APPROVED LIST OF ALTERNATIVE ROOFING MATERIALS

(Revised – 7-28-2017 ASC) SRA Approval 7-28-2017

The following is a list of Alternative Roofing materials and colors approved by the Semiahmoo Resort Association Board of Directors for use within the Semiahmoo Community. These products and colors are approved for installation **without prior** approval of the Architectural Standards Committee (ASC). Contact the ASC Administrator if you wish to use any other colors as prior approval of any other colors is needed from the ASC before installation. Please notify the ASC Administrator by e-mail ([sharon@semiahmooresortassociation.com](mailto:sharon@semiahmooresortassociation.com)) or letter when you use any of the **approved roofing materials** listed below. A copy of this change will be kept on file.

1. **EcoStar Seneca Cedar Shake colors:** Cedar Brown or Chestnut Brown
2. **G.E.M Inc. Euroshake Alternate Roofing Product** Colors: Driftwood and Weathered Taper Sawn Shake
3. **DaVinci Shake:** Color Autumn Vari-Blend.
4. **Boral Madera 700 Shake:** Color: Gold River Blend
5. **Presidential CertainTeed Shake** 2 ply or 3 ply. Colors are: Autumn Blend, Shadow Gray and Aged Bark.
6. **PABCO Paramount Shakes.** The approved colors are: Pewter Gray, Oakwood, Driftwood and Weathered Wood.
7. **PABCO Premier Elite.** The approved colors are: Pewter Gray, Oakwood, Driftwood and Weathered Wood.
8. **GAF Glenwood Shingles.** The approved colors are: Weathered Wood, Adobe Clay, Autumn Harvest and Dusky Grey.
9. **GAF Grand Sequoia.** The approved colors are: Autumn Brown, Cedar, Charcoal, Mesa Brown, & Weathered Wood. The only color NOT approved in this material is “Slate.”
10. **GAF Grand Canyon.** All colors in this material are approved: Black Oak, Mission Brown, Sedona Sunset, Stone Wood & Storm Cloud Grey.