

Coppell Greens Home Owner's Association
Architectural Standard Bulletin (ASB)

ASB Number: ASB0002

Topic: Exterior Structure Improvement - Roofing

Issue or Revision Date: October 22, 2018

Description: This ASB clarifies and further defines the requirements or restrictions for exterior structure improvements.

Topic described in the by-laws:

Section 19. ...No building, structure, fence, wall or improvement of any kind or nature shall be erected, placed or altered on any Affected Lot until all plans and specifications, a plot plan and one or more surveys have been submitted to and approved in writing by the Committee, or a majority of its members, as to:

- (i) quality of workmanship and materials; adequacy of site dimensions; adequacy of structural design; proper facing of main elevation with respect to nearby streets;
- (ii) minimum finished floor elevation, mandatory brick shelf elevation, and proposed footprint of the dwelling;
- (iii) conformity and harmony of the external design, color, type and appearance of exterior surfaces and landscaping;
- (iv) location with respect to topography and finished grade elevation and effect of location and use on neighboring Affected Lots and improvements situated thereon; drainage arrangements; and
- (v) the other standards set forth within this Declaration (and any amendments hereto) or as may be set forth within bulletins promulgated by the Committee, or matters in which the Committee has been vested with the authority to render a final interpretation and decision.

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Supplemental clarifications by this ASB:

Section 1. General. Roofs must be maintained in good repair with no missing or curling shingles.

Section 2. Replacement. Roofs must be maintained in satisfactory working condition. Roofs affected beyond repair by age, hail or wind damage should be replaced with like roofing materials or better. Current standards allow for Three Tab Shingles such as Owens Corning Supreme or GAF Royal Sovereign or equal. Such shingles must have a 25-year limited manufacturer's warranty. The neighborhood standard Laminated architectural shingles, such as Owens Corning Oakridge or GAF Timberline or equal, which carry a lifetime limited transferable warranty, offer a preferred aesthetic that helps add to home appearance and value.

- (a) Standard acceptable colors in Three Tab shingles are Owens Corning Driftwood or GAF Weather wood or equal (these two colors are virtually identical); or a limited selection of earth tone colors such as (OC/GAF) Brownwood/Ash Brown, Estate Gray/Weather Gray, or Autumn Brown (both) or equal.
 - (i) Any one of these colors may be selected by a homeowner without additional ACC approval. Colors other than what is listed above require ACC approval.
 - (ii) Roof must be uniform in shingle color

- (b) For architectural shingles, OC Driftwood or GAF Weather wood are preferred, but a limited number of earth tone colors such as OC Teak, Brownwood, and Estate Gray, or GAF colors Hickory, Barkwood, or Pewter Grey or their equivalent. Owens Corning shingles are acceptable in standard blend or Trudefinition, and GAF colors are acceptable in natural shadow or High Definition.
 - (i) Any one of these colors may be selected by a homeowner without additional ACC approval. Colors other than what is listed above require ACC approval.
 - (ii) Roof must be uniform in shingle color

- (c) Class 4 impact resistant shingles are acceptable such as Owens Corning Weatherguard HP shingles or GAF Armorshield, provided they are within the recommended color palette. (Homeowners should check with their insurance carriers to determine whether or not they are eligible for annual insurance premium discounts per the materials listed on the Texas Department of Insurance website. Such shingles are NOT hail-proof, but do offer some protection against light to moderate hail damage.

