

QUESTIONS & ANSWERS – PROPOSED AMENDMENT TO CC&RS REGARDING ROOFING

What is the current standard for roofing under the CC&Rs?

The current CC&Rs only require that roofing be “sawn wood”. Although cedar is typical within The Lakes, any wood material is authorized (see the CC&Rs posted on the HOA website, Article II, Section 7).

What roofing standard is being proposed?

The proposed 7th Amendment to the CC&Rs would require that any alternative roofing material be aesthetically compatible with the neighborhood architecture. Specifically, the ACC must determine that the “material imitates the appearance of cedar shakes or shingles” so that roofing material, whether cedar or synthetic, is consistent in appearance from home to home. This “sameness” standard is a higher standard than applies to other exterior modifications such as windows, paint color, roof lines and exterior architecture.

Why should evaluation of roofing materials be a responsibility of the Architectural Control Committee (ACC)?

The CC&R’s provide that the ACC is responsible for reviewing and approving/denying/suggesting modifications to exterior remodeling proposals for homes within The Lakes (CC&Rs, Article VII) to ensure that we maintain aesthetic compatibility. The separate provision stating that roofing must be “sawn wood” is an exception to the oversight standards in Article VII. (Article II, Section 7). ACC review of roofing materials fits naturally with the evaluation process it has applied to all other architectural features of home remodels for the past 30 years, such as window formats, roof lines, house colors, hardscape, etc. Although some, in the past, have suggested that roofing materials be subject to a further vote by the entire community, this would be entirely out of step with all other provisions of the CC&Rs concerning home modifications, would undermine the ACC process and unfairly burden individual homeowners.

What are the responsibilities of homeowners vs. the ACC?

The ACC’s responsibility is limited to reviewing and approving or disapproving proposed exterior modifications from the point of view of aesthetics – in other words, is the proposed modification visually compatible with the neighborhood. As with all home modifications, the homeowner is responsible for evaluating quality, experience and warranties when selecting architects, contractors, and materials.

Are there benefits to synthetic roofing materials?

The trend towards synthetic roofing materials is based on the fire hazard of wood roofing and extended life expectancy manufactures of synthetic materials document. The Association is not endorsing any material, wood or synthetic, but we do believe that if a synthetic material meets the proposed visual standards, homeowners are entitled to a choice of materials.

What is the process for amending the CC&Rs?

The CC&Rs state that 75% of the homeowners must signed a document agreeing to a proposed amendment and the amendment is then filed with the King County Department of Records (CC&Rs, Article IX, Section 5). Note that this is not a voting process of obtaining yes/no opinions. Once 75% of the homeowners have signed, the amendment may be filed and become authoritative.