**Chimney Hills Estates Alternative Roofing Criteria**

At the February 2025 meeting of members the ad hoc Roofing Committee proposed a change in the Alternate Roofing Criteria (see Covenant paragraph B. c.) which greatly liberalizes the type and style of shingles which could be used. No Three tab shingles will be approved.

It is the intent of our covenants to be flexible to allow for future products which, in the opinion of the Architectural Committee, most nearly meet the approved Alternate Roofing Criteria at the time of their proposed use. This flexibility may result in the subsequent disapproval of products which were once approved for roofing use and the approval of a product at one time does not indicate that it will be approved at any later time. (see Covenant paragraph B. f.)

 The following is a list of approved roofing materials as updated by a majority vote of the Board on February 25,2025.

|  |  |  |  |
| --- | --- | --- | --- |
| **No.**  | **Manufacturer**  | **Style**  | **Color**  |
| 1  | Not Specified  | Cedar Shingles  | Seek Approval  |
| 2  | Not Specified  | Cedar Shakes  | Seek Approval  |
| 3  | Not Specified  | Slate  | Seek Approval  |
| 4  | Not Specified  | Tile  | Seek Approval  |
| 5  | Not Specified  | Built-up Gravel  | Seek Approval  |
| 6  | Not Specified  | Metal Roofing  | Seek Approval  |
| 7  | Not Specified  | Synthetic Roofing Shingles  | Seek Approval  |
| 8  | Any Brand |  Class 3 or 4 roofing Shingles | All Colors |

The Architectural Committee of the Chimney Hills Estates HOA will review requests of lot owners to use roof covering beyond those listed above. **Each lot owner desiring to use an alternative roofing product “Not Specified” MUST, in each instance, present their choice to the Architectural committee and obtain approval prior to installing such materials on any structure.** Any roof replacement must comply with the Covenants on the Alternate Roofing Criteria as applied by the Architectural Committee. (see Covenant paragraph B. b.)

You may contact the Chimney Hills Estates Homeowners Association on at www.ChimneyHillsEstates.com.