

GREENHOUSES OF FOXHALL  
ROOF GUIDELINE  
NOVEMBER 1, 2005

1. The Association will replace the shingles, tarpaper and ice and water shield to code. The life of a shingle depends on the placement and they will be evaluated from time to time as to the replacement life. Any additional work including structural damages at the time of shingle replacement will be an owner's responsibility.
2. Since the units are insured by each owner the maintenance and repairs of the roof decking, ridge vents, shingles (windstorms) and additional ice and water shield will be an owner's responsibility.
3. The shingles will be replaced on Phase I and Phase II as noted in the reserves. If an owner has replaced their shingles and the shingles are in good condition the Association may skip the replacement of those shingles until the next time they are replaced.
4. It would be in the owners best interest to coordinate with the Board of Directors and the budget time frames for roof work.
5. If you have any questions concerning the roofs please do not hesitate to attend a board meeting to address your concerns.
6. The code for the ice and water shield is ice and water shield from the eve up to the exterior wall. From the exterior wall up the roof 24" to 36" with ice and water shield. On a roof that has a less than 4-12 roof pitch the whole roof has to have ice and water shield.

NOTE: The Association is a Planned Urban Development (PUD) not a Condominium. There are differences between the two types of communities. However, the Declaration that was written for the Association used wordage that pertained to Condominiums not PUD's and there within lays some conflicts concerning the maintenance of the roofs. This is a clarification of those documents concerning the roofs and their maintenance.