

HIGHLANDS COMMUNITY ASSOCIATION
DECLARATION OF COMPLIANCE
ROOF REPLACEMENT

A homeowner who wishes to replace his existing roof with a new roof may use this form. It is a declaration by the homeowner that they have examined the Highlands Architectural Standards and that they promise to perform the designated work in strict accordance with those Standards.

This Declaration covers the replacement of an existing roof with the following material (circle which applies). All work will be performed in accordance paragraph 4, page 19 of the Highlands Architectural Standards, and as summarized below.

Monier Cedarlite Ironwood	Wood Cedar Shakes
Monier Cedarlite Heartwood	
Monier Madera Heartwood	Membrane Roof

SUMMARY OF SPECIFIC REQUIREMENTS

1. Roof coverings applied as re-roofing, roof coverings applied over building additions and combinations thereof, may be the same as existing roof covering provided that :there shall be only one approved roof covering applied over the entire roof area and such roof covering be equivalent in type and aged appearance to the existing roofing.

2. Roof shape shall not be less than 5-1/2 vertical in 12 horizontal nor more than 6 vertical in 12 horizontal except that flat roof areas will be permitted if said flat roof area has no more visibility than flat roofs on the Plan A - Cambria and Plan C - Pacifica, or as used similar to the Plan B - Montecito.

3. CedarLite Tiles: No rake tiles permitted

4. Wedge-It: To minimize breakage of installed tiles, the homeowner may use "Wedge It" foam pieces under the CedarLite tiles. The edges of Wedge-It shall be concealed.

5. Cedar Shakes shall be heavy texture with minimum fire-retardancy per City of Irvine requirements or with upgraded fire-retardancy by adding fire-resistive material under the cedar shake.

6. Nominally flat roofs shall have a Class "A" fire rating and shall be consistent in appearance with the sloped areas of the roof.

7. If, for any reason, the roofing fails to comply with the Architectural Standards, the homeowner agrees to immediately make all necessary corrections determined by the Architectural Review Committee

HOMEOWNER SUBMITTING DECLARATION

_____	_____
name	phone number
_____	_____
address	model
_____	_____
signature	date

Highlands Community Association

Received by _____ Date _____

MAIL COMPLETED DECLARATION TO:
Architectural Desk
Keystone Pacific Property Management
16775 Von Karman Ave., Suite 100 Irvine, CA 92606
Email: architectural@keystonepacific.com