

ROOFING STANDARDS

TOWNHOUSE

Replacement roofing materials to be self-sealing fiberglass 3-tab shingles with a Class A Fire Rating. When adjoining roofs are installed simultaneously, roofs must be weaved. When a roof is installed non-simultaneous with adjoining roof, shingles must be terminated at the seam along each property line after the appropriate moisture barrier is installed along the entire length. A hip ridge shingle (also called a ridge cap shingle) produced by the same manufacturer as the roof shingle must be installed from eave to ridge. A hip ridge install is required, roofs are not to be joined with shingles.

Ridge Vents (low profile) are permitted, in accordance with the N.J. Uniform Building Code, whereby openings in Roof structures are not permitted within 4' of a Firewall. Dimensional shingles are NOT allowed. Trim/clad components to be Royal Brown/Certainteed "Charcoal Gray", to match house trim color.

The approved manufacturers and colors are as follows:

- 1) Owens Corning "Desert Tan"
- 2) Tamko "Rustic Cedar"
- 3) GAF "Golden Cedar"
- 4) Certainteed "XT25 Timber Blend"

DETACHED HOMES

Detached homes may use one of the above listed Townhouse roofing shingles, or one from the approved list of manufacturers and colors below. Architectural (Dimensional) shingles ARE permitted. All shingles must be self-sealing fiberglass with a Class A Fire Rating. Trim/clad components to be Royal Brown/Certainteed "Charcoal Gray", to match house trim color.

- 1) Tamko "Rustic Black", "Tweed Blend" or "Weathered Wood"
- 2) Owens Corning "Autumn Brown"
- 3) GAF "Cedar Blend" (dimensional only), "Golden Cedar", "Charcoal Blend" & "Nickel Gray"
- 4) GAF Timberline "Shakewood"

An East Windsor Twp. Building Permit is required. The Twp. Building Dept. requires the approval triplicate (pink) copy from the Trust prior to Permit issuance. All Roofing (Townhouse & Detached units) must be installed in accordance with E.W. Twp. Bldg. Dept., Uniform Building Code requirements and uniform construction practices. External wire mesh animal barriers are permitted, provided they surround *motorized* Vent/Fan housings only. All other barriers of this type must be implemented internally.

ARCHITECTURAL CONTROL STANDARDS

For
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