

MCIA Roof Policy

This policy supersedes any prior policy or part of a prior policy that relates to the same matter.

Existing roofs which were both approved and met all requirements when installed, may be maintained or repaired, but all new or replacement roofs must be in accordance with materials listed in this policy.

Asphalt Shingles:

1. ONLY laminated asphalt shingles with a minimum 30 year guarantee by the manufacturer will be permitted.
2. 3-Tab shingles may not be installed on any roof.
3. Acceptable colors generally include shades such as tan, brown, gray or black. White and highly reflective roofs are not permitted on any structure.
4. Submit manufacturer's information and color selection for the roof you propose to install.

Metal Roofs:

1. Residential-type Concealed Fastener and Standing Seam metal roof panels in 12"-24" wide profiles are permitted. 26 gauge minimum
2. Submit proposed profile and color selection for final approval.
3. Exposed fastener profiles such as Corrugated, R-Panel and U-Panel are not an acceptable roofing material on any residence, garage, or other substantial structure as decided by committee reviewing application. Acceptable colors generally include shades such as tan, brown, gray or black. White and highly reflective roofs are not permitted on any structure.

Flat (or low slope) roof:

1. Submit manufacturer's information and color selection for the roof you propose to install.
2. Acceptable colors include shades such as tan, brown, gray or black. White and highly reflective Built-up roofs are not permitted on any structure.

Clay Tile:

1. Submit manufacturer's information and color selection for the roof you propose to install.

Any proposals for the repair of, replacement of or new construction of a roof must be submitted to the appropriate review committee and approved in writing by the appropriate review committee prior to commencement of the repair, replacement, or

new construction. No repair, replacement, or new construction shall be approved unless it complies with the then existing standards established by the Board.

Completion of repair, replacement, or new construction of any roof prior to appropriate review committee's approval shall not constitute a defense to any suit for enforcement of this Policy. Notwithstanding the above, a repair of a roof that (1) affects less than twenty percent (20%) of the total surface area of the roof, (2) does not alter the pitch, color, design, type of materials or composition of the roof as originally constructed, and (3) is otherwise in compliance with all then-existing Deed Restrictions, Policies, building codes, and MCIA standards for roof construction, may be commenced without prior written approval of the appropriate review committee. Within ten (10) days of completion of such a repair, written notice shall be provided to the appropriate review committee of the completion of a roof repair without prior plan approval. If the completed repair is found to be in noncompliance with any of the then-existing Deed Restrictions, Policies, and the standards for roof construction established by the Board, a notice to that effect shall be sent by the MCIA and all legal and equitable remedies for non-compliance may then be sought. Neither the MCIA, nor the appropriate review committee shall be liable in any way for any decision as to appropriateness of any roof material or color. This Policy may be modified by the MCIA Board of Directors.

This policy was approved by the MCIA board on October 10, 2016.