

Roof/Metal

1. Permitted roof colors are **Metallic Silver, Sandstone, Slate, or White**
2. Aluminum panels only, with a uniform width between 14 to 16 inches and minimum thickness of 0.032 inches, painted with a coating containing 70% KYNAR 500® PVDF resin (or equivalent).
3. Refer to Diagram 9, Metal Roof Panel Seams for additional information.
4. Panel style shall be 1.5" standing seam with a striated type profile to minimize unsightly "oil canning" and all panel fasteners (screws, bolts, clips) shall be of stainless steel and be concealed. Panel seams shall be perpendicular to the ridge line and equal across the roof with the center of the panel or the standing seam centered on the middle of the ridge. The rake edges are to be trimmed with a minimum 4" box detail. Variations due to a roof being out of square must be approved by the ACC.
5. Roof shall have no exposed fasteners, including headwall flashings.
6. Existing and New Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) shall be pre-finished in a closely matching color or painted to match roof panels. Existing roof ventilation on the front of the home must be removed or relocated to the rear.
7. Any roof penetrations such as skylights and vents, must include photos or brochure photos and locations marked on Diagram 4.
8. Drip edge, trim, caps, edges and the like, shall be the same material and factory prefinished color as roof panels.
9. Field applied coatings are prohibited except as described above, or for touch-up of minor cosmetic damage.
10. Roof color shall be solid, with a gloss not to exceed 40 GU measured at 60 degrees from horizontal.
11. Coatings of any type which alter the appearance of the roof are prohibited. Metal roofs are to be maintained and cleaned on a periodic basis to prevent the build-up of mold, mildew, dirt, debris, leaves, etc. Cleaning must be done to remove all aforementioned items.

Metallic Silver, Sandstone, Slate, or White



Metallic Silver



Sandstone



Slate



White

Bone White, Dove White, Regal White, Solar White