

PROPOSED METAL ROOF POLICY FOR SOUTHDOWN HOMES

The objective of the Southdown Metal Roof Policy is to allow homeowners to take advantage of available metal roofing products. With a clear understanding that it is imperative that the selected roofing material, style and color maintain Village and Community conformity. And ensure the design, location and orientation are in harmony with surrounding structures.

Metal roof applications within the Southdown community will NOT be allowed on the entire roof. Metal roofs will only be allowed on porches, dormers, overhangs and garages and be limited in total coverage to 30% of the entire roof area.

Some considerations when looking into metal roofs.

- Homeowners should be aware that during rain or hailstorms, traditional metal roofs (not equipped with expensive dampening measures) can be extremely noisy.
- Metal roofs, although durable, can dent under certain conditions such as falling branches and hailstorms.
- Metal roofs can cause sun glare due to their smooth, reflective surfaces which can be very noticeable at certain angles. While reflectivity can help reduce heat absorption and energy costs, it can also be a nuisance for neighbors. The degree of glare depends on the roof's color, finish and the sun's angle.
- The type of metal, its thickness, and the home's overall construction can influence how much a metal roof impacts cell signals.

Prior to a metal roof approval, the SDRA Building Committee must receive samples of the material, style and color with the application. With all metal roof approvals preference will be given to stamped profiles that resemble the look of shingles or standing seam style.

- Stamped profiles provide the look of shingles or more textured surfaces.
- Standing Seam refers to metal panels interlocked together at the edges to form a seam which stands vertically. A true standing seam system uses concealed fastener method of installation, meaning the clips and fasteners are hidden beneath the surface and not visible to the naked eye.
- Exposed metal fasteners will not be permitted.
- Metal roofs with asphalt applied on top will not be allowed.

Homeowners are solely responsible for due diligence in selecting a contractor, the roofing product and overseeing the installation. The SDRA Building Committee reviews and

approves proposed applications submitted by homeowners, if the application meets the requirements of the Metal Roof Policy. **The SDRA Building Committee accepts no liability** in the homeowner's decision including but not limited to contractor selection, choice of material, quality of material, choice of style/design, installation, or finished product.

Village Boards must approve the use of metal roof, material, style and color within their Village. Village Board approval is required for metal roofs, prior to submitting an application to the SDRA Building Committee for review and approval. For Villages where the Condominium or Homeowners Association is responsible for maintenance (and replacement) of all the roofs and the association decides to replace the current asphalt shingle roofs with metal roofing, the same metal roofing needs to be installed on all units at the same time to maintain uniformity.

Submission and Approval Process

Homeowners are required to submit the following documentation to the SDRA Building Committee (sdrabuildingcommittee@gmail.com) in a timely manner, allowing the Committee members time to review, comment and vote.

- MRA (Minor Revision Application) filled out in its entirety.
- Homeowner and Contractor signature of the Metal Roof Policy, acknowledging full understanding and compliance with the Metal Roof Policy.
- Picture, drawing or sketch of the home indicating where the proposed metal roof will be installed.
- Description of how the installation will not impact neighboring homes as it relates to sun glare, noise and aesthetics. Product manufacturers and contractors can assist the homeowner with this.
- Calculation of the proposed metal roof area compared to the entire metal roof area proving compliance with the 30% maximum allowed total coverage.
- Specifications and samples on the proposed roof material and installation accessories, style and color.
- Name of contractor.
- Copy of the required City of Laconia Building Permit for building alterations and repairs in which this work falls under.
- The SDRA Building Committee highly recommends that the Contractor provide a certificate of insurance. In the case of Village homes, we further recommend the Village be named as the certificate holder.
- Village Board approval if the applicant is a Village resident.

Upon completion of installation, the homeowner shall notify the Village Board, if applicable, and the SDRA Building Committee to survey the completed installation for adherence to the submitted and approved Minor Revision Application (MRA).

SDRA Building Committee Policy and Procedures, Page 3, Article 2 – Reliance on prior approvals – No party may assume that because a particular design or site feature was previously approved for one home, unit or location, it will automatically be approved for another. Because of impact on adjoining properties, and for other reasons, all designs or styles are not appropriate to all locations.

I acknowledge that I have read and understood the SDRA Metal Roof Policy and will comply with requirements of this policy in its entirety. Further, I take full responsibility for product and contractor selection, installation and maintenance.

Homeowner Signature: _____

Homeowner Address: _____

Contractor Signature: _____

Contractor Name: _____