

Revised Roofing Replacement Policy
Brighton at Mill Creek Homeowner’s Association Board Resolution
Approved: January 8, 2016

WHEREAS, the board of directors of Brighton at Mill Creek Homeowners Association is empowered to govern the affairs of the homeowners’ association pursuant to ARTICLE II Section 8 and Section 8.15 of the Declaration of Covenants, Conditions and Restrictions, and

WHEREAS, it is the duty of the Brighton at Mill Creek Homeowners Association to ensure the harmony of the appearance of the neighborhood pursuant to ARTICLE V Section 1.2 and Section 1.3 of the Declaration of Covenants, Conditions and Restrictions, and

WHEREAS, the original roofs in the Brighton at Mill Creek community were cedar shake, and

WHEREAS, it is the resolution of the board of directors of the Brighton at Mill Creek Homeowners Association that replacement roofs in the Community shall have the thickness and appearance of cedar shake, and

WHEREAS, some recent roof replacements have not replicated the desired appearance and clarification on the roofing policy is desired, and

WHEREAS, it is the intent that this policy shall apply to all homeowners within the Brighton at Mill Creek Homeowners Association, that this policy shall supersede any and all prior policies on roofs in the Community, and that this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the board of directors of the Brighton at Mill Creek Homeowners Association,

NOW THEREFORE, BE IT RESOLVED that the following policy on replacement roofs on all lots, including sheds and outbuildings, is hereby adopted by the board of directors:

Approved Roofing Must Be:

- **Cedar shake or thick asphalt shingle** intended to replicate the appearance of shake
- A shade of **brown**, a shade of **grey**, or a variegated **charcoal black**

Other colors or materials will not be approved.

<p>The following brands and styles of thick asphalt shingle are pre-approved:</p> <p><i>(Project approval is still required in advance)</i></p> <ul style="list-style-type: none"> • Certainteed Presidential Shake TL • Pabco Paramount Advantage • Owens Corning Woodmoor • GAF Grand Canyon 	<p>The following brands and styles of thick asphalt shingle will NOT be approved:</p> <ul style="list-style-type: none"> • Certainteed Landmark TL • Certainteed Presidential Shake • Certainteed Presidential Shake IR • Pabco Paramount • Owens Corning Woodcrest • GAF Grand Sequoia
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Homeowners are invited to submit products other than those listed above. The Association Design Review Committee may choose to research and review the material. The Committee does not warrant any of the materials, even approved materials. All reviews are based on aesthetics only.

The Covenants allow the Association-Design Review Committee a full thirty (30) days to process requests. However, if a new material is submitted, the thirty (30) day clause is void, as the review process may take longer to allow all parties to review and make recommendations. The Design Review Committee shall have the right to reject, for any reason whatsoever, any materials which it decides is not suitable or desirable.

REMINDER: All exterior projects (projects that will visibly affect the outward appearance of the property) must be submitted to the Brighton at Mill Creek Homeowners Design Review Committee for approval in advance of beginning the work. This includes re-roofing even with approved materials, and re-painting even with the same colors.

PLEASE NOTE: ROOFING AND RE-ROOFING MAY REQUIRE A CITY OF MILL CREEK BUILDING PERMIT. PLEASE CONTACT THE CITY BEFORE WORK IS BEGUN: (425) 337-1116.

Approved:

President: Original Signature on File
James Feinberg

Secretary: Original Signature on File
Richard Haataja

Date: January 8, 2016