

**RESOLUTION
OF THE
BATTELEMENT MESA SERVICE ASSOCIATION
REGARDING POLICY AND PROCEDURES
GOVERNING ROOF DESIGN**

SUBJECT: Adoption of a policy and procedure regarding roof design.

PURPOSE: To provide notice of the Association’s adoption of policies and procedures of roof design.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: August 18, 2020

RESOLUTION: The Association hereby adopts the following policy.

Section 4.04 of the Amended and Restated Architectural Standards, titled “Roof Design” is hereby amended and restated as follows:

4.04 ROOF DESIGN

The standard roof pitches for Site-Built Homes can vary from 5:12 pitch (5 feet rise in 12 feet of run) up to 7:12 pitch. A minimum roof pitch of 4:12 may be approved by the Architectural Review Committee in certain design applications to mitigate the overall height of multi-story homes. Butterfly, folded plate and curved panel roofs are not permitted. Metal roofs are prohibited in all villages except Tamarisk Village. Flat roofs are discouraged but may be considered for certain design configurations. Manufactured Homes may have a 3:12 roof pitch. Maximum roof pitch for a manufactured Home is 5:12.

Roof structures for Site-Built Homes, garages, covered porches and/or covered patios must be designed in accordance with snow load conditions established by the Garfield County Building Department. The current minimum is 400 psf live load condition. Owners should contact the Garfield County Building Department to determine whether a permit is required to install new roofing on their home.

The roofing materials for Site-Built Homes, garages, porches and sheds are to be fiberglass asphalt composition shingles, slate or manufactured tile roofing systems. In Battlement Creek Village, Sections 1 and 2 asphalt composition shingles must be 30 year warranty architectural shingles (not standard 3-tab). In Tamarisk Village, Standing Seam Metal roofs are allowed with conditions. All metal roof coverings shall be Class C at a minimum and non-reflective (A manufacturer’s statement regarding the reflective nature of the proposed roof materials may be required). Corrugated and other metal roof types are prohibited. Factory painted/powder coated galvanized steel and aluminum are required. Bright colors are prohibited. Approval of locking mechanisms, material types and

colors shall be at the sole discretion of the Architectural Control Committee. Built-up roofing, ballasted single-ply roofing, cedar shake are not permitted as the primary roofing materials. Metal roofing systems are not permitted as the primary roofing material except in Tamarisk Village. The roofing systems for Site-Built Homes and garage and any shed shall be of the same materials and colors. The color of the roofing materials shall be either earth tone or another subdued color. Prominent, bright or garish colors will not be acceptable.

Heating units and refrigerated air conditioning units are not permitted to be mounted on the roof. Evaporative cooling equipment must be placed in a functional down-draft location on the roof that is visually screened from the fronting street. Certain gable orientations may prevent total screening; however, placement design should consider screening as much as possible. Any roof mounted equipment is to be painted a color that matches or is complementary of the roof or home colors.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Battlement Mesa Service Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on August 18, 2020 and in witness thereof, the undersigned has subscribed his/her name.

**BATTLEMENT MESA SERVICE
ASSOCIATION,**
a Colorado nonprofit corporation.

By: 
President