

A MOTION to be put before the Mountain Gate Architectural Control Committee:

WHEREAS paragraph 5.2.2 of the CC&Rs gives the ACC the authority to promulgate, issue, and amend design guidelines not inconsistent with those in Section 5.2 of the CC&Rs, and,

WHEREAS the language of paragraph 5.2.3 does not define its use of the words "shingles and tile" when listing "acceptable roofing materials", and,

WHEREAS the ACC has been approached for approval of various types of roofing materials, other than wood shakes and shingles,

SHALL the ACC adopt the following Design Guidelines?:

2003.1 The following roofing materials shall be acceptable:

- Cedar split shakes and cedar sawn shingles
- Redwood split shakes and redwood sawn shingles
- Roofing tiles made from cement, clay, slate or similar masonry materials, provided that the finish is neither brightly colored nor glossy, and provided further that the profile of the tile is essentially planar (to wit, not a "Mission" or "Barrel" style roof tile.

2003.2 The following roofing materials MAY be acceptable, providing samples and a mock-up of the product are approved by the ACC:

- Roofing tiles and "slate" made of synthetic or composition materials
- Metal shingles that have a shape, color, and matte finish similar to natural cedar or redwood shakes or shingles.
- Copper or terne metal standing seam metal roofing on homes whose architectural style is "modern", rather than "transitional" or "traditional"
- Composition asphalt shingles which present a random spacing and "dimensional" thickness. (Examples include GAF Slateline, Grand Canyon, Country Estate, Country Mansion, Certainteed Grand Manor, Carriage House, Presidential and Presidential TL, Hatteras and Independence.)

2003.3 The following roofing materials are NOT acceptable:

- Composition asphalt shingles that are 3-tab, laminates or architectural shingles with horizontal lines on the roof, (Examples include Owens Corning OAKridge, Malarkey Highlander, Dura-Seal and Alaskan, Tamko Heritage, GAF Sovereign, Certainteed Landmark, Architect 80, Firehalt, XT 30 and CT 20)
- Metal roofs other than as listed in 2003.1 and 2003.2 above.

The above motion, and its three guidelines, voted upon and approved by the Mountaingate ACC on June 7, 2003