

# Center Gate Estates Village Condominium Association, Section III

## NOTICE to BOARD: Roof Replacement By Unit Owner

Unit # \_\_\_\_\_ Owners: \_\_\_\_\_

I (we) plan to replace our roof beginning on or about (date) \_\_\_\_\_

My (our) signatures indicate compliance with all of the following:

1. Roofmate agrees to the above date and the contractor selected.
2. The shingle specified in the contract complies with that in #1 and #2 below.
3. The roofer's contract includes the provisions in #3 below.
4. A copy of the contract is attached

### AGREEMENT:

The unit owner(s) by their signature below, agree that the asphalt shingles used, including the shingle color, will conform to the Association's specifications and that all provisions below will be followed; and further agree that, if not honored, corrections will be made to be in compliance and that any resulting cost, including litigation costs by the Association and/or the owner(s), will be the sole responsibility of, and paid for by, the unit owner(s).

Signature of Unit Owner \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Unit Owner \_\_\_\_\_ Date: \_\_\_\_\_

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### ROOF REPLACEMENT SPECIFICATIONS AND NOTES

Article V(B) of the Declaration of Condominium was amended on March 2, 2004, directing that all future roof replacements must be with asphalt shingles and allows the unit owners sharing a roof to decide the timing of the replacement and the choice of contractor. The amendment further stipulates that the Association is responsible for establishing the shingle type and color. Also, it is in the interest of the Association to require that licensed and insured contractors are used and the work to be done will meet County standards.

Please note that the Board members are not responsible for, nor authorized to assist in, the non-cosmetic specifications and details which are the sole responsibility of the unit owner(s).

1. Approved shingle type is: **Certainteed Landmark with 130 mph wind warranty**
2. Approved shingle color is: **Mojave Tan**
3. The contract between the owner(s) and the contractor must specify:
  - a. that the contractor is appropriately licensed and insured
  - b. that the contractor will obtain a permit to be posted at the job site
  - c. that all trash and debris from the old roof will be hauled away immediately
  - d. that appropriate County and other required inspections will take place
3. As soon as the unit owner(s) have signed a contract for a new roof, **each roofmate should complete the Notice to Board of Directors form** and submit it to the Association's president along with a copy of the roofer's contract. This form to be submitted no later than **14 days** prior to start of work.