



ACC Roof Guidelines Reminder

Fellow Neighbors,

Due to the recent storms we are seeing many roofs have suffered damage and may need repair. In an effort to save a very expensive mistake please refer to the ACC guidelines so that you are aware of the approved roofing materials, colors, and guidelines. Below is a link to the ACC Guidelines.

<https://www.npchoa.com/documents/architectural-documents.aspx>



ACC Guidelines: Roofing

NOTE: Most homes are roofed with *Driftwood* colored shingles

Materials and Colors

All roof vents and jacks must be painted to match the shingles. New or entire roof replacements are required to install architectural shingle. Minimum 20 year warranty shingle or equivalent is required. Shingle color shall be weather wood or similar color. All roofing materials must be fireproof and conform to city requirements. All permits required by the City of Anna will be acquired is applicable.

Roof Repair

Roof repairs shall be considered pre-approved given the following guidelines are followed:

- A. Repaired shingles shall be completed with shingles of like kind and color as to keep the roof system harmonious.
- B. The Board reserves the right to make the determination, in its sole and absolute discretion, if the quantity and quality of repairs has caused detriment to the harmonious nature of the roofing system.

Any deviation from these pre-approved guidelines will require submission of an ACC application for proper review by the ACC.

Roof Replacements

Roof replacements shall be considered pre-approved given the following guidelines are followed:

- A. All of the above Materials and Colors restrictions must be followed.
- B. All applicable permits required by the City of Anna have been acquired and approved by the end of the project.
- C. All debris shall be removed from street view by end of the working day.
- D. All debris shall be removed from the property by the end of the project.
- E. Once project has commenced the project is required to be completed within no more than 5 days.

Any deviation from these pre-approved guidelines will require submission of an ACC application for proper review by the ACC.

Additionally, please inform your roofing contractor that placing advertising signage within the HOA is not allowed. Please refer to the *Permitted Sign and Religious Display* section of our ACC Guidelines.

Thank you,

Northpointe Crossing Homeowners Association Board
Northpointe Crossing Architectural Control Committee