

SILVER OAKS VILLAGE HOMEOWNERS' ASSOCIATION

ROOFING GUIDELINES

June 1, 2009

The Silver Oaks Village Homeowners' Association Board of Directors has been working for the last year to develop approved alternatives and guidelines for homeowners who need to repair or who will eventually need to replace their roofs. Since the homes in Silver Oaks Village Homeowners' Association were built from 1990 to 1998, this process will span many years.

In order to preserve the existing roof appearances due to repairs, coatings, or new roof tile installation, the following alternatives have been investigated and are recommended by the Silver Oaks Village Homeowners' Association Board of Directors to the homeowners. The three (3) alternatives are: Roof repair, DuraLoc coating system, and new tile roof.

ROOF COLOR:

All roofs in Silver Oaks Village Homeowners' Association shall be barrel tile and remain white in color to maintain the integrity and appearance of the neighborhood.

ROOF REPAIR:

If **Copping Roofing** (239-543-2255) no longer has any VanGuard Roll Tile "color through white", then any color VanGuard Roll tile can be substituted and painted white to match existing roof tile with a 100% acrylic paint. *Infiniti Paint* is one brand approved by **Monier Life Tile** to work well on tile roofs.

ROOF COATING:

DuraLoc, Inc (239-437-3350) has a process for extending the life of existing tile roofs for 20 or more years. The Silver Oaks Village Homeowners' Association Board had an inspection done on both a Brighton and Ascot home in order to project estimated costs to the homeowner for this process. The Silver Oaks Village Homeowners' Association Board representative also visited several sites in the Cape Coral/Fort Myers/Naples area to view projects and homes that had utilized the process. Some of the sites inspected had been installed for 15 years+. The Silver Oaks Village Homeowners' Association Board has also reviewed the contractor's rating with the Better Business Bureau to confirm their reliability. The company has been in business in Florida since 1986.

- The coating process makes the roof a monolithic structure which prevents movement of individual tiles. It also prevents the fastening tile to roof connectors from moving.
- This process increases the tile strength 500% and the company guarantees that a homeowner will never have another broken tile.
- The process fills in pores of the concrete tile with a smooth acrylic film surface that prevents mold and mildew from gaining a foothold reducing the frequency that power washing would be required.

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- Cleaning would consist of chlorine and water hosed on the roof. Any power washing equipment should not be stronger than 3500 psi in strength.
- Currently the DuraLoc coating process in Silver Oaks Village Homeowners' Association is eligible for a rebate from Florida Power & Light if the coating applied is white. Approximate rebate by home style is \$800 for Ascot and \$1,000 for Brighton. Rebate is paid directly to contractor and reduction would be applied to contractor's estimate of costs to homeowner. Since Florida Power and Light is willing to provide a rebate, we expect that energy bills would decrease.
- Estimated costs of the Duraloc coating is \$7,160.00 for Ascot model and \$8120.00 for Brighton model prior to the rebate and depending upon the condition of the current roof. Skylight replacement meeting Miami-Dade hurricane standards are approximately \$500.00 per skylight.
- Each homeowner considering this alternative would receive an individual inspection and price proposal from the company outlining any specific repairs or issues with their current roof prior to installation.
- System has a five (5) year warranty. To extend warranty, steps 3 and 4 of the process needs to be applied every five (5) years at an approximate cost of \$2,000.00.

Application Process

1. *Infrared imaging of the roof
 2. Power wash the roof
 3. Cement, sand, acrylic modifier applied to the tiles
 4. Acrylic color coat applied to the tiles
- All required roof repairs would be in addition to the above cost estimates.

The Board has a few of DuraLoc's brochures and a DVD explaining the process for residents to review. Richard Carey has samples of new tiles and tiles with the Duraloc coating for your inspection.

DuraLoc's website is: <http://www.duralocroofingsystems.com/>

NEW TILE ROOF INSTALLATION:

In order to match the existing roofs, any roofing contractor employed by a homeowner should install Monier Life Tile, Villa 900 white tile. While these tiles are similar in appearance to the coated tiles, they are not eligible for a rebate from Florida Power and Light.

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Estimates received for installing a new tile roof is approximately \$24,000.00 which does not include any roof re-work.

An Architectural Review Application must be submitted for approval to the Silver Oaks Village Homeowners' Association Architectural Review Board prior to any roof replacement to ensure compliance with the Silver Oaks Village Homeowners' Association Roofing Guidelines. This form is available from Pegasus (239) 454-8568.

PLEASE KEEP THIS COMMUNICATION WITH YOUR HOMEOWNER'S DOCUMENTS.

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October 14, 2009 Amendment

ROOF PAINTING:

The painting of roofs shall be an individual homeowner's decision with the following stipulations.

- The paint color shall be white and match the DuraLoc or Villa 900 white tile colors.
- The homeowner shall be responsible for the roof appearance after painting. The board will inspect the painted roof periodically for peeling, color change, etc. and will require the homeowner to bring the roof appearance back into compliance.
- The Board will not recommend the paint, painting process, or any painting company for roof painting.
- An Architectural Review Application must be submitted for approval to the Silver Oaks Homeowners Association Architectural Review Board prior to any roof painting.