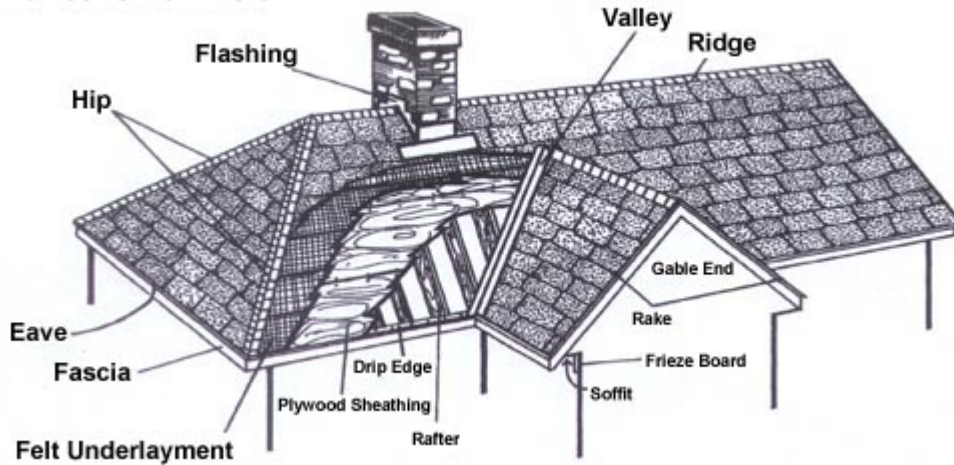


Legacy Hills

Guidelines - Roofs and Patio Covers

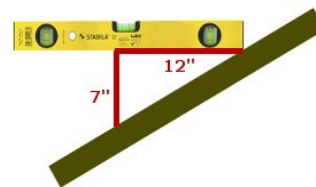
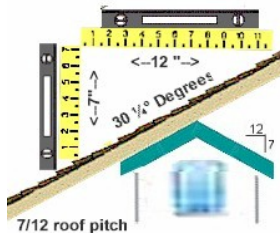
Parts of a Roof



Slope

The minimum roof pitch for Legacy Hills Subdivision restrictions per Section 5 is 7" on 12" unless otherwise approved by the ACC.

The minimum roof slope allowed on any structure is $\frac{1}{2}$ " on 12". See roofing materials for acceptable roofing materials for different slopes. If space is a concern and you may consider gable or hip roof construction. Flat or built-up roofs are not allowed.

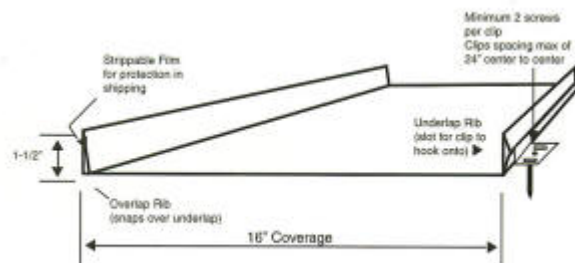


Roofing Materials

Asphalt Shingles – *To be used on roofs unless otherwise approved.* Asphalt architectural shingles that match the house are to be used. No white or light colored shingles are allowed. Color must be in harmony with the existing exterior structures and with the neighborhood. Shingles are not permitted on roof angles below 4" on 12".

Not Allowed - Built-up, Roll Roofing, Tar Coat Roofing, Hot Mop, rubberized or synthetic sheet, corrugated metal, commercial snap lock, commercial PBR panel, bi-rib panel, classic rib metal, corrugated plastic and corrugated fiberglass roofing styles or any variation on these styles and roofing materials are not permitted.

Standing Seam Metal Roofing – Copper or Metal Roofing. *This is the required material for roofs with a pitch below 4" on 12" unless otherwise approved.* The flat space between the standing seams will be a minimum of 15" with no ribs or seams in between. Ribs are to be 90° angles to roof surface. No lesser angled ribs are acceptable. Panel fasteners are to be hidden clip design. No exposed screws or fasteners. All cut edges must be repainted at time of installation if not copper. Any rust must be eliminated and the surface repainted to match rest of panel. This may require the repainting of the entire panel if panel paint has faded. No white or non-natural colors, no loud colors. Browns and copper shades preferred. Color must be in harmony with the existing exterior structures and with the neighborhood. Roof must match shingle color of house if used on home or on detached patio cover. As with shingles or any other exterior material, metal roofing must be maintained.



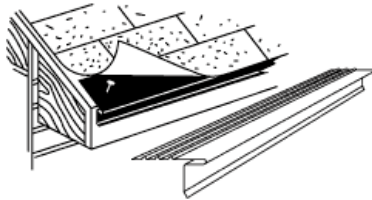
Flashing

Copper, aluminum or galvanized metal. Vinyl or plastic are **not** allowed.

Valleys -Woven Valleys or closed-cut valley, no open valley (in other words you should not see the flashing. It should be covered with shingles). Kick-out required at wall and roofing intersections. Flashing should be a minimum of 18" wide.

Crickets, Valleys, caps, wall and chimney protrusions or intersections, should all be flashed and covered with roofing materials as appropriate to match the rest of the neighborhood.

Aluminum Drip Edge required on all fascia and roofing intersections. Color should match house.



Chimneys

Chimneys that have stucco or Hardiplank finish should match the finish of the house. If the stucco or Hardiplank color of the front of the house changes, the chimney color must be changed to match. Brick or stone veneers will be allowed, pending review of the materials and style. Metal, wood, or lapboard veneers will not be allowed. If a new chimney is added to a home, all guidelines for crickets and flashing apply.

Plumbing and Vents

Ridge vents are the preferred ventilation system. If additional vents or plumbing are installed they must be on the backside of home or not be seen from the street on which the home is fronting. All vents and plumbing shall match roof color.

Renewable Energy Installations

All renewable energy installations, whether being considered for home installation or installation on the lot, will be dealt with on a case by case basis. No renewable energy system will be acceptable outside of the building lines or in the front or side of the house or lot and must meet the requirements of the covenants and restrictions of Legacy Hills Subdivision.

Fascia and Soffit and Outdoor Ceilings

All fascia and soffits and outdoor ceilings are to be constructed out of wood or plywood. Aluminum and/or vinyl soffits or fascia are **not** allowed.

Open rafter construction is not permitted. All roofs must have a fascia, soffit, appropriate molding and if a patio or overhang, with painted plywood ceiling. The construction should appear to be part of the original structure in quality and standards.

Fascias are to be constructed out of wood and may be at an angle (Approximately 45deg) as seen throughout the neighborhood original construction. Fascias are to be attached to a backboard which is nailed directly to the rafters and nailer boards. Any new construction to the home must be painted the same trim color as the original structure.

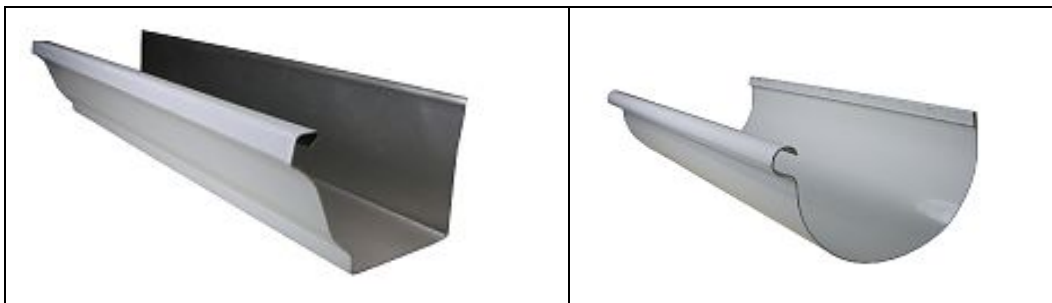
All soffits (a.k.a. Eaves) are to be the same color as fascias. Soffits should be finished off with appropriate matching crown molding to match existing structure. If structure is a patio or overhang and does not incorporate a soffit, the ceiling shall be painted plywood with no open rafters. Soffit vents should be added to aid ventilation to maintain homes energy efficiency. Soffit vents are not required for outbuildings or sheds, but are recommended as structure warrants. Vents should match color of trim.

Gutters

Gutter color should match the color of your home, unless of decorative half-round copper construction.

- Downspouts and decorative rain chains should be located on corners unless otherwise approved.
- Gutters should be made of metal (copper or aluminum) Plastic or vinyl materials are **not** acceptable.
- Gutters should be of adequate strength for the installation intended. Seams should be minimized.
Seamless Gutters are preferred if available in your material of choice.
- Gutters should be 6" 'K Style' or 6" 'Half Round'.
- Gutters should be attaches to the fascia or free hanging in front of fascia with appropriate matching hangers. Hanging the gutters below the fascia boards is not acceptable.

For Reference Only



Gutter Brackets

Internal concealed brackets are preferred. Decorative external brackets will be allowed on half-round but they must match the color and style of the gutters

Roofing Terms You Should Know

Butt -- The larger, exposed end of a shingle.

Deck -- Plywood or oriented-strand board (OSB) sheathing used as a base for securing roofing materials.

Drip Edge -- An L-shaped metal strip positioned along a roof's edges to allow water to run off roof without running down eaves or siding.

Eave -- On a sloped roof, the horizontal underside that projects out from house wall.

Exposure -- The part of a shingle that is exposed to the weather, usually less than half its actual length.

Felt or Underlayment -- Asphalt-impregnated roofing paper that creates a secondary, watertight barrier between many roofing products and the roof deck.

Flashing -- Metal pieces that keep water from seeping into intersections such as valleys or joints at vertical walls, or around roof penetrations such as chimneys or vent pipes.

Pitch -- Roof slope expressed as the ratio of a roof's rise (vertical distance) to each foot of run (horizontal distance). A "4-in-12 pitch" means the roof rises 4 inches for every 12 inches of horizontal distance.

Rafters -- The framework that supports the roof deck and roofing. On a sloped roof, these are the angled timbers on the underside.

Rake -- The sloped edge of a roof over a wall.

Ridge -- The peak where two sloped roof sections meet.

Square -- A measurement of roof area that equals 100 square feet (an area 10' by 10').

Valley -- The angle formed where two sloping roof surfaces intersect.

