

## Roof Replacement – Guidelines

### Montrachet HOA Board

The Montrachet HOA Board has developed the following guidelines to help residents who are anticipating a roof replacement. While roof replacement is the responsibility of each resident, the possibility of poor workmanship or the lack of warranties can result in future repairs and/or maintenance costs that are the responsibility of the Association. If there are several roofing problems in a calendar year, it could impact the budget and possibly raise future monthly assessments.

Therefore, the following guidelines will help residents ensure quality workmanship, maintain property values, and control budget costs.

1. The contractor provides a 10-year warranty on workmanship.
2. The roofing tiles used for the replacement are Timberline, Weathered Wood, HDZ with a 30-year warranty.
3. The contractor is financially sound as any warranty is only as good as the financial stability of the company offering the warranty.
4. The contractor ensures that all materials, including flashing and vents, are new and no used parts are incorporated into the roof replacement.
5. Once a contract has been finalized by the resident with a contractor, the resident provides the **name and contact information** of the roofing company and a **copy of the contract and warranty** to the management company. This will ensure that proper records are kept concerning the roof replacement. This is necessary so the association will be able to determine if repairs are under warranty or have become the responsibility of the Montrachet HOA.

Should you have any questions, please contact Fiona Curtin at Young Management Group.