Notice To all Bannockburn Owners/Residents:

Many of us have been affected by the recent hail storms with damage to our roofs.  This damage of course requires quick action with contractors and insurance companies to mitigate damage to our homes.

That being said, as we are in a covenant-controlled community, there are guidelines that must be followed per the covenants for roofing material on either Dwellings or Outbuildings:

* Roofing on all dwellings must be one of the following materials:
	+ Slate, ceramic or cement tile shingles
	+ Laminated three-dimensional asphalt or asphalt/fiberglass shingles provided that they have a minimum 30-year warranty from the manufacturer. For aesthetic reasons, standard "three-tab" and interlocking "T" shingles are prohibited regardless of weight or warranty.
	+ Classic rib metal roofing panels made from steel with a minimum thickness of 26 gauge.  Panels shall have ¾" trapezoidal ribs on 9" centers. Panels shall be protected by coatings and paint. Metal roofing panels will have a minimum forty (40) year manufacturer warranty covering material and paint.
* Roofing on all out buildings must be one of the following materials:
	+ A material approved for dwellings

We have been approving a significant amount of roofing replacements, but it pales in comparison to how much roofing work we see actually happening in the neighborhood.

If you proceed with a roof replacement without HOA approval, you risk issues in the future including building permit delayed if Douglas County asks if we approved it, as well as installing a non-compliant roof that risks needing to be replaced again with a compliant roof.

Submission is easy, and fast.  All you need to do is submit that you are having work done, what product is being used, and if it is within our covenants, we will turn around approval very quickly.  We do this not to hold up your house repair, but to help you stay compliant with the rules of the covenants.

If you need approval on a project, please email pertinent details to directors@bannockburnhoa.org, and we will jump right on helping you through this process.

Thank you very much.

Jeremy Root

Vice President

Bannockburn HOA