

**PELICAN BAY ESTATES HOMEOWNERS  
ASSOCIATION**

**ARCHITECTURAL & LANDSCAPE GUIDELINES**

**May 2010**

# PELICAN BAY ESTATES HOMEOWNERS ASSOCIATION

## ARCHITECTURAL & LANDSCAPE GUIDELINES

MAY 2010

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# PELICAN BAY ESTATES HOMEOWNERS' ASSOCIATION

## ARCHITECTURAL & LANDSCAPING GUIDELINES

**ADOPTION:** These revised Architectural and Landscape Rules and Standards were adopted by the Pelican Bay Estates Homeowners' Association Board of Directors on June 17, 1993, **revised 5/95, 1/97, 5/97, 11/97, 4/01 and 5/06.** They were developed to maintain Pelican Bay's harmonious design and to preserve the original concepts of the development.

**CC&R COMPLIANCE:** When you purchased your home, you took title to your Lot subject to all restrictions, easements, etc. that were recorded on your Lot as set forth in your Policy of Title Insurance. You also took title to your Lot subject to all of the provisions set forth in the CC&Rs recorded on your property as set forth by the Community of Harbor Bay Isle (Community) and the Pelican Bay Estates Homeowners' Association (Association.)

The Pelican Bay Estates Homeowners' Association, through its Board of Directors, will strictly enforce the Covenants, Conditions and Restrictions (CC&Rs) to enhance the appearance of the property within the Association.

**COMMUNITY ARCHITECTURAL REVIEW:** Owners are strongly encouraged to review the Community Rules and Standards for the specific requirements that apply to proposed property improvements. More specific Rules and Standards for use by Pelican Bay homeowners have been established and are contained in the Pelican Bay Architectural and Landscape Rules and Standards. The term "Guidelines" shall have the same force and effect as the term "Rules and Regulations." **This document covers those subjects not included in the Community's document, or requirements that the Pelican Bay Homeowners Association has resolved to be more restrictive than the Community's rules and standards.**

### **SECTION 1 - RULES AND STANDARDS**

**Prior Approval Required:** An architectural application with applicable plans must be submitted and approved prior to commencing any architectural or landscape installation or modification. Owners are strongly encouraged to review these Rules and Standards and the Community's Architectural Rules and Standards for specific requirements that apply to proposed property improvements.

Property modifications include all improvements to the exterior surfaces of the house, including repainting, any building modifications, and all improvements to the land, including landscape, hardscape, or any structural additions to the land.

Proposed improvements must be appropriate to their immediate surroundings and be compatible with the architectural and landscape characteristics of the Pelican Bay Association. The Architectural Administrator is available to assist you with completing the application process.

**Fast Track Approval:** Should the need arise, the Architectural Administrator shall have the Board's approval to "Fast Track" the following items:

- Urgent garage door replacement
- Urgent fence repair
- Urgent tree removal
- Satellite TV dish installation
- Urgent roof and/or gutter replacement with Association approved materials
- Utility wires
- Approved locking mailboxes

**View Protection Guidelines:** The Pelican Bay Board of Directors recognizes the need for the preservation of views of common area amenities from residential lots and from public ways. However, this need to preserve such views must be balanced with other needs of property owners. Any obstruction to the view of a common area amenity created by a property owner must be justifiable by a clearly demonstrated need for privacy, adequate use of property or other substantial need of the party creating the obstruction. All such matters shall be judged on a case-by-case basis without creating or being affected by precedent.

**Final Inspections Required:** Applications approved by the Architectural Committee have a one-year life. Owners must complete the work and call or write the Architectural Administrator to request a final inspection of their installations before the application approval expires.

**Additions to Existing Dwellings**

Refer to the Community's Rules and Standards, Section 2 - Architectural Rules and Standards: Additions to Existing Dwellings.

**OTHER MODIFICATIONS:** Refer to the Community Architectural Rules and Standards, Section 2, Architectural Rules and Standards: Other Modifications. In addition, the following rules and standards apply:

**Air Conditioners:** Window and roof-top models are not permitted. Rear yard at-grade models that do not unreasonably impact neighboring property or create noise that interferes with concentration or sleep of neighbors will be considered. Applications, including those based upon bona fide medical necessity, will be considered on a case-by-case basis.

**Arbors and Overhangs:** The painting of arbors or overhangs to match the house base or trim color will be considered on a case-by-case basis.

**Attic Ventilation:** Ventilation devices shall be compatible in design and color to the existing structure. Turbines are prohibited. If mounted on a gable end, the ventilator must be painted to match the house siding or trim color. If mounted on the roof, the ventilator must be painted to match the roof color. Roof installations shall be located on the least visible side of the ridgepole.

**Awnings:** Sun-control devices shall be compatible with the architectural character of the house, and shall not adversely affect views, light, winter sun or natural ventilation of adjacent properties. Only solid color awnings are permitted. Plastic, fiberglass, wicker, or metal awnings are prohibited.

**Barbecues or Firepots:** Permanent installations must be lower than the fence height and must be located in an area that will not permit smoke to unreasonably intrude into neighboring property.

**Basketball Standards:** Permanent basketball standards are not permitted on private property or in public streets. Temporary basketball standards shall be permitted on private property when they comply with all of the following conditions:

1. Free standing from any residential building, fence or other permanent structure.
2. Stored if not being used on a regular basis.
3. When stored, must be out of view from public ways or neighboring properties.
4. Maintained in a good condition at all times.
5. Used only during daylight hours.
6. Used only in driveways, auto courts, or on the auto side of the house; except standards no higher than five feet may be used in backyards.
7. Used without any additional artificial lights.
8. Used so as not to create a nuisance for any neighbor or other resident.

**Chimneys, Stove Pipes and Metal Flues, Vents and Exhaust** must be compatible in material and color with existing structure. If interior stoves are installed, the stovepipe protruding above the roof must be painted to match the roof or boxed in with material matching the house siding.

**Curb Street Address Painting** is not permitted.

**Decks:** In addition to the requirements of the Community Rules and Standards, ground level decks shall not exceed a height of 12 inches from the grade and shall be no closer than 6 inches to a fence post. The deck's surface shall be a minimum of five feet below the top of surrounding fences. Adequate drainage and weed control must be maintained beneath above ground decks. Moisture and insect barriers are recommended for installation between the deck and house wall.

**Driveways:** Extensions of existing driveways, or into landscape areas for additional parking, are prohibited. Colored coatings or painting of driveways is prohibited except for clear sealers. Excessive oil or rust stains must be promptly removed.

**Fences:** New fences or replacements shall be constructed of materials matching the existing fence. Redwood or Western Red Cedar are approved materials. Posts and kick boards that are in contact with the ground may be of pressure treated materials. The fence material shall be allowed to weather naturally or may be treated with a clear penetrating sealer.

**Fence extensions** are prohibited on any Pelican Bay Estates fence except for on top of the Community fence on Aughinbaugh. If allowed, the Community of Harbor Bay Isle Standard Details for Community Fence Extensions shall be followed precisely.

**Front Entry Doors:** Design, color or stain, and replacement hardware must be similar in design to the developer installed door. An alternate design will be considered on a case-by-case basis. A semi-transparent stain color approved by the Pelican Bay Architectural Committee and a clear sealer may be used to preserve the door's original appearance. Painting entry doors an appropriate color will be considered on a case-by-case basis based on the color scheme chosen from the Pelican Bay Paint Palette.

**Garage Doors:**

**Existing Wood Doors -** Existing wood garage doors shall be painted the color designated in the pelican bay paint palette. Owners are encouraged to paint garage doors with one color. However, two-color garage doors will be considered on a case-by-case basis depending upon the set-back from the sidewalk, the door's decorative design, the color scheme chosen by the homeowner, and the appropriateness for the immediate neighborhood.

**Replacement Doors -** Replacement roll-up garage doors shall be metal and conform to the following limitations:

- Doors must have a wood grain appearance.
- Style is limited to the raised long panel design.
- Flush or ribbed panel designs are prohibited.
- Suitable safety equipment is required.
- Metal doors shall be painted the color designated in the Pelican Bay paint palette.
- Multiple colors are prohibited.

**Windows -** Garage doors may have a window subject to the following limitations:

- The window must match the style below, no exceptions.
- The window must be in the top section of the door.
- There must be two long panels (four windows).
- Window must be translucent to ensure privacy (no clear glass).

**Garage attic storage areas** may be constructed without prior approval, except for any necessary City of Alameda permits, if structural members are not altered. Installation of windows or vents in garages requires application and plan submission and approval by the Community and Pelican Bay Architectural Committees.

**Gates:** Shall match or be compatible with the developer installed fence in design, material and finish.

**Gutters and Downspouts:** Design must match or be compatible with the developer-installation in materials, and shall be painted to match the appropriate house color. Plastic snap-together gutters and downspouts are not permitted. Drainage shall not adversely impact the adjacent property.

**House-Mounted Street Numbers:** The City of Alameda ordinance requires that street numbers be clearly visible from the street during both day and night for the assistance to emergency vehicles (police, fire, ambulance, and Harbor Bay Security when responding to an owner's call). Replacement street numbers require approval by the Architectural Committee if they are significantly different from those originally installed by the Developer.

**Lights (Landscape and House/Security Lights):** Garden accent lighting is permitted if low voltage (12v), non-glare, low height (not exceeding 18" from grade) and shielded. House light fixtures shall be compatible with the material and design of the developer-installed fixtures. Pole lights are not permitted. Flood and spotlights must be shielded so that the source of light is not directly visible off the property. Colored bulbs are not allowed in light fixtures, or landscape lighting.

**Mail boxes:** Owners are responsible for the repair and replacement of their mailboxes and the supporting posts, which shall match or be compatible with the original developer installation in design and materials. Newspaper tubes are not permitted.

**Mailbox Posts/Stands:** Mailbox post replacements must comply with the following requirements:

1. The post must be of redwood lumber, pressure treated lumber or "Xpotential" for the 4" x 4" posts.
2. The post must remain natural or a clear wood preservative can be applied.
3. Cement pads are to follow the specifications exactly (available through the Community office).
4. If brackets are used, they must be placed parallel to the street.
5. Owners are responsible for all engineering necessary to ensure structural and functional integrity.
6. The mailbox posts and stands are to be installed in accordance with the dimensions of the specifications (available through the Community office).
7. Owners are responsible for the maintenance and replacement of the mailbox.

**Painting:** The Pelican Bay Association adopted a new color palette in January 2007. The new palette colors may be viewed at the Association office. The Board encourages owners to consider the new paint colors first. If the owner wishes to paint in the existing color, an application must be submitted and approved by the Board prior to painting. Colors outside of the palette will be considered on a case-by-case basis for suitability and compatibility with the immediate neighborhood and the Pelican Bay Association. Color(s) selected must be compatible with and different from that of neighboring house(s) (side-to-side). Owners must submit architectural applications for all house repainting.

**Also see Addendum #1, "House Repainting Guidelines" – pages 13 & 14.**

**Patio:** Patios and other hardscape areas shall not exceed 65% of the total rear and side yard area. In addition to the Community's document, acceptable patio surfaces are brushed neutral or earth tone concrete (aggregate mix is acceptable), brick, flagstone and slate. Paint or colored coatings are prohibited, except for a clear sealer.

**Planter and Window Boxes:** Shall be compatible with the house and overall neighborhood appearance. They shall be constructed of redwood or brick to match any exterior house masonry. The redwood shall have a clear finish, be unfinished, or painted to match the house color.

**Play, Sports and Recreational Equipment:** Sports, play or recreational structures shall not exceed a height of 8 feet 6 inches from the grade. Such structures are not permitted in front yards.

**Porches:** Must be compatible in design, material and color with the existing structure. Porches are not permitted in front yards. Screened-in porches are not permitted.

**Roofs:** In addition to the Community Rules and Standards document, new roofing material shall look similar to the wood shakes on the existing roof, or be a material approved by the Community of Harbor Bay Isle and Pelican Bay Architectural Committees. Replacement roofs must conform to applicable City of Alameda Codes. The homeowner is responsible for all architectural and/or engineering necessary to assure structural and functional integrity of the house and new roof, and that the dwelling will support both the dry and wet weight of the roofing material. Roofs shall be maintained in good condition.

**CEDAR WOOD SHAKES:** (300 to 350 pounds per square depending on thickness.)

Meeker Cedar Products wood shake **OR** the Clarke Group cedar wood shake. Both manufacturers' cedar shakes are treated by the **Chemco Company to create the cedar shake roofing system.** This roofing system requires the wood shake to be installed over 72-pound mineral coated felt cap sheet **or** 1/4-inch *Georgia Pacific's "Dens-Deck"*, and solid 15/31-inch plywood sheathing, or nominally spaced (strip) sheathing, to achieve a **Class A-rated roofing system** approved by the City of Alameda.

**ASPHALT-FIBERGLASS SHINGLES:**

**CertainTeed (formerly called Celotex Presidential or Ambassador)**

**Presidential** (365 pounds per square) in your choice of the following colors: Autumn Blend; Shadow Gray; Country Grey.

**LandMark TL Ultimate** (390 pounds per square) in your choice of the following colors: Old Overton; Shenandoah; Country Grey.

**Landmark, Solaris** (300 pounds per square) in your choice of the following colors: Burnt Sienna; Heather Blend; Weathered Wood.

**ASPHALT-FIBERGLASS SHINGLES:**

**GAF**

**Grand Sequoia** (365 pounds per square) in your choice of the following colors: Cedar Blend, Charcoal Blend, Slate Blend, and Weathered Wood Blend.

Homeowners are advised at the time of re-roofing to have their roofing contractor verify that the Developer properly installed the required "Z" chimney flashing and assess its current condition. The contractor should do this in addition to the other roof flashing evaluation.

**Also see Addendum #2, "Re-Roofing Materials" – pages 15 & 16.**

**Roof Spark Arrestors:** New roofs must have chimney and stove pipe spark arrestors of not greater than 1/2-inch mesh to meet the requirements of City of Alameda Ordinance #2575.

**Second/Third Story Additions:** Additions to second stories, including balconies, decks and window dormers, will be considered on a case-by-case basis and must comply with City of Alameda codes. The proposed addition must be compatible in scale, material and color with the owner's house and adjacent properties. The addition shall not impair the views or sunlight or natural ventilation of adjacent properties. Pitched roofs must match the slope of the existing roof. Contact the Architectural Administrator for more information. *Third story additions are not permitted.*

**Security Systems:** Security boxes must be installed and operated in compliance with City of Alameda codes. Security motion detector lights must be shielded so that the source of light is not directly visible off the property.

**Screen/Storm Doors:** Front entrance screen or storm doors are permitted provided they are of solid wood construction. The screen material shall match the existing window screening. The door color shall match the color of the installed front door. Door design and hardware must be compatible with the overall appearance of the house. "Roll-out" screen doors that, when not in use are concealed in a cylinder attached to one side of the door frame, are allowed provided the screen cylinder's color shall match the door's trim color.

**Sheds:** Shall be constructed of materials and colors that are compatible with the house, or shall be left natural, except for a clear sealer, and shall be maintained to meet the same standards as for house maintenance. Redwood paint or stain is prohibited. Shed construction, windows or roofs with metal, fiberglass, or plastic is prohibited. Sheds may be roofed with materials compatible with the house roof and City of Alameda roofing codes. Sheds may not be higher than the fence unless, on a case-by-case basis, a shed roofline matching the house roofline creates a more compatible appearance and does not interfere with a neighbor's view. Sheds shall not be installed closer than at least 6 inches from fence posts.

**Composite shed materials (Rubber Maid-type)** are approved provided the shed's height shall not exceed the height above the grade of the rear yard's lowest fence height. A Composite shed's color(s) will be considered on a case-by-case basis regarding its appropriateness for the house and neighborhood.

**Siding:** Replacement materials must match or be compatible with the developer installation. Metal, fiberglass, or vinyl siding is not permitted.

**Solariums/Pre-Manufactured Additions:** All new room additions to existing dwellings shall be of wood frame construction to match the existing construction and be harmonious with the architectural character of the existing dwelling. Exterior finish materials, colors and details, such as doors and windows sash, roof eave, and architectural trim details of the proposed addition shall match similar details of the existing dwelling. Solariums or other room additions constructed primarily of pre-manufactured metal and glass components, such as aluminum windows sash with glass and metal fill-in panels are specifically prohibited. In addition to the application submittal requirements of the Community Architectural Committee, applications for room additions reviewed by the Pelican Bay Architectural Committee shall include accurately drawn, typical architectural details to show clearly that the proposed exterior conditions will match existing design.

**Swimming Pools:** In addition to the Community Rules and Standards, in-the-ground rear yard swimming pools will be considered on a case-by-case basis. In addition to detailed drawings, the proposal must provide details of all ancillary and landscape installations, including water supply system, water disposal systems and yard drainage.

**Walkways:** In addition to the Community Rules and Standards, walkway materials may be concrete with brushed or aggregate finish, brick or flagstone and be compatible with the house and overall neighborhood design. On a case-by-case basis, the Architectural Committee will consider other surfaces. Painted surfaces or colored coatings are prohibited, except for a clear sealer. Non-plant material borders must be compatible with the existing house and overall neighborhood design.

**Weather Vanes:** Will be considered on a case-by-case basis.

**Windows:** New or replacement windows and screens, including dormers, must match or be compatible with the existing dwelling's architectural details, exterior colors, and the overall appearance of the neighborhood. Neighbor privacy will be considered in any application for a new window.

On a case-by-case basis, the Pelican Bay Architectural Committee will consider the use of a good quality vinyl-clad or Fiberglass frame windows in a color appropriate to the house and the Association as a replacement for the developer-installed bronze anodized aluminum window frames. As a condition of approval, the owner may be required to replace all of the dwelling's windows or all windows on a dwelling's side elevation to create consistency with the new window's design and materials.

**Reflective-type interior window film** is not permitted. Window tinting of non-reflective, dark charcoal, color interior film material will be considered on a case by case basis.

## **SECTION 2 - LANDSCAPE RULES AND STANDARDS**

**Prior approval required:** No landscaping may be installed nor any existing landscaping modified without the prior approval of the Architectural Committee. An architectural application and plans must be submitted for approval prior to commencing landscape installations. Owners should review the Community Architectural and Landscape Rules and Standards for specific requirements that apply to proposed property improvements. The Pelican Bay Association has created more specific Rules and Standards for use by its Pelican Bay homeowners.

**Drainage:** Must be appropriately maintained to avoid adversely impacting on neighboring property, including Association Common Areas.

**Groundcovers:** Installations shall be in proportion to other plantings. Artificial turf of any kind is not permitted. Gray, beige or aggregate mix rock ground cover is permitted. *Use of white or red rock is prohibited.*

**Hardscape:** House additions, patios, decks or other non-live materials shall not exceed 65% of the total rear yard area.

**Maintenance:** Owners shall maintain their landscape in good condition, removing all weeds, watering and fertilizing and trimming as necessary to maintain an attractive appearance. Lawns shall not exceed 5 inches in height.

**Rock Gardens:** Front yard rock gardens are discouraged, but will be considered on a case-by-case basis if they contain an acceptable balance of rock and live plant material, and are compatible with the overall neighborhood design. Gray, beige or aggregate mix rock ground cover is permitted, but should not cover more than 30% of a front yard or 30% of any border enclosed portion of front yard.

**Trees:** Installation requires prior approval of the species and planting location. Most fruit-bearing trees are permitted only in back yards. *Trees shall not be installed closer than three feet from a fence.* Tree branches shall not touch or overhang roofs. Root guards must be installed for any tree planted within six feet of any structure, fence or walkway to minimize root invasion damage. Removal of trees or shrubs without replacement will be considered on a case-by-case basis. Normally a replacement tree or shrub is required.

Trees shall be maintained in a healthy condition. If the disease becomes untreatable, or the tree dies, the owner shall promptly apply to the architectural committee for approval of an appropriate replacement tree.

**Tree Removal:** If an application for removal of a tree is approved on front yard private property or Project Association Common Area, the tree stump shall be removed and the area appropriately restored. Tree stumps shall also be removed by any appropriate means except on a **case-by-case basis** when a bona fide stump removal difficulty is clearly demonstrated.

**Tree Replacements:** The following trees may be installed in front yard:

<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Aleppo pine	Pinus halipensis
Aristocrat flowering pear	Pyrus calleryans Aristocrat
Bloodgood London Plane	Plantanus acerifolia Bloodgood
Brisbane box	Tristania conferta
Crabapple	Malus floribunda
Evergreen pear	Pyrus kawakami
Fern podocarpus	Podocarpus gracilior
Italian stone pine	Pinus pinea
Japanese black pine	Pinus thumbergiana
Japanese maple	Acer palmatum
Mayten	Matenus boaria
Purpleleaf plum	Prunus cerasifera
Shrubby yew pine	Podocarpus macrophyllus maki
Swamp myrtle	Tristania laurina
White birch	Betula pendula

Species other than these trees will be considered if they meet the criteria of maximum size and are compatible with the existing neighborhood landscape.

**Vegetable gardens:** Permitted only in rear yards and shall not exceed 30% of landscaped portion of the rear yard.



## **ADDENDUM #1**

# PELICAN BAY ESTATES EXTERIOR PAINT PALETTE HOUSE REPAINTING GUIDELINES

January 2007

A new exterior paint palette has been prepared for **Pelican Bay** homeowners based on Kelly-Moore brand paints. **The Architectural Administrator has Kelly-Moore paint chips in the Community's office for attachment to your architectural application.** Kelly-Moore is located at 649 Pacific Ave. in Alameda.

The new Kelly-Moore color schemes are listed in Table 1 of this Section. The Pelican Bay 2007 paint palette reflects a movement toward classic, earthy colors with medium- to high-contrast trim in order to update the aesthetic style of the neighborhood. The shift to these generally neutral colors will allow the community of Pelican Bay to more easily update and modernize its palette in the future.

Homes must be repainted in one of the Kelly-Moore siding colors specified in the Pelican Bay 2007 paint palette (Table 1); All trim colors must be used as shown in Table 1. Front doors may be painted according to Table 1, or in Kelly-Moore Frost (semi-gloss or gloss), or be wood stained. Garage doors may be painted according to Table 1 or the home's body color; garage doors shall be painted with only one color. Two-color garage doors are not permitted.

**Although the Pelican Bay board strongly recommends using Kelly-Moore paints, owners may ultimately use any paint brand they wish as long as the paint brand selected for repainting has the same characteristics. If you plan to use an approved color scheme, you can indicate the scheme number of the application form. If you are planning to paint in a color outside of the scheme, you will be required to, at minimum, include two color chips for each color to be used stating the paint brand and color identifier, and where on the home it will be used. You may be required to provide a 3-foot by 3-foot sample of the color patching to the Pelican Bay Architectural Committee.**

Color scheme combinations, other than those listed in Table 1 and shown on the approved paint palettes, may be proposed by homeowners and will be considered on a case-by-case basis by the **Pelican Bay Board of Directors** provided they are in alignment with the palette themes and characteristics. At the option of the **Pelican Bay Board of Directors**, a new color scheme may be added to the approved paint palette.

Fences and gates shall not be painted. Other yard structures shall not be painted unless specifically approved by the **Pelican Bay** Architectural Committee.

**Paint Gloss Categories:** Exterior paints are comprised of 5 gloss categories. The following exterior paint finishes are permitted under each category:

<b>Flat</b>	<b>Low sheen</b>	<b>Satin</b>	<b>Eggshell</b>	<b>Semi-gloss</b>	<b>Gloss</b>
Siding	Siding	Siding	Trim	No	No
		Trim	Accent	Exterior	Exterior
		Accent		Use	Use

Owners shall comply with all other repainting requirements of the Community and **Pelican Bay** Architectural Rules and Standards.

*If you hire a contractor to paint your home, please provide the contractor with a copy of the architectural application approval letter and these house repainting rules.*

*No changes should be made in the color scheme after it has been approved unless the proposed changes are resubmitted to the Community and Pelican Bay Architectural Committees and are approved.*

**Interior paint color information:** The original developer Kelly Moore interior paint colors are:

Walls: Latex Flat FROST 550-14

Doors and Casings - Kitchen and Bath walls:

Latex Enamel FROST 1640 (Eggshell finish)

Oil Base Enamel 1622-14 (used in earliest building phases)

# PELICAN BAY ESTATES HOMEOWNERS ASSOCIATION

## ADDENDUM #2

### APPROVED RE-ROOFING MATERIALS REVISED SEPTEMBER 2003 & JUNE 2006

In recognition of the City of Alameda's revised roofing ordinance #2575 (to amend Ordinance #2485), regarding the upgrade of fire resistant materials from Class C to Class A, the Pelican Bay Board approved the following re-roofing materials. The color list has been revised to reflect what is available in 2006.

Homeowners who wish to re-roof their homes must comply with the following requirements:

1. The homeowner must submit an "Architectural Application" form to the Community and Architectural Committee prior to installing a new roof. The application shall also state whether or not the gutters and downspouts also will be replaced, and shall include the design, size, material, etc. information.
2. The Board will consider roofing materials other than those listed below on a case-by-case basis *in advance* of the installation. These materials are pre-approved:

#### **CEDAR WOOD SHAKES:** (300 to 350 pounds per square depending on thickness.)

Meeker Cedar Products wood shake **OR** the Clarke Group cedar wood shake. Both manufacturers' cedar shakes are treated by the **Chemco Company to create the cedar shake roofing system**. This roofing system requires the wood shake to be installed over 72-pound mineral coated felt cap sheet **or** 1/4-inch *Georgia Pacific's "Dens-Deck"*, and solid 15/31-inch plywood sheathing, or nominally spaced (strip) sheathing, to achieve a **Class A-rated roofing system** approved by the City of Alameda.

#### **ASPHALT-FIBERGLASS SHINGLES:**

**CertainTeed (formerly called Celotex Presidential or Ambassador)**

**Presidential** (365 pounds per square) in your choice of the following colors: Autumn Blend; Shadow Gray; Country Grey.

**LandMark TL Ultimate (390 lb)** in your choice of the following colors: Old Overton; Shenandoah; Country Grey.

#### **ASPHALT-FIBERGLASS SHINGLES:**

**GAF**

**Grand Sequoia** (365 pounds per square) in your choice of the following colors: Cedar Blend, Charcoal Blend, Slate Blend, and Weathered Wood Blend.

**OTHER: HardiShake** (shake-like tile). Colors: Dark Gray #130 and Dark Cedar #160.

3. **Roof Metals:** All roof metal (flashing, diverters, vents, pipes, etc.) must be painted to match the roof color, except for the following: The roof-edge “nosing”, if any, shall be painted to match the adjacent color, usually the trim or gutter-fascia color.
4. **Spark Arrestors:** City Code requires that all new roofs must have chimney and stovepipe spark arrestors of not greater than ½-inch mesh.
5. **Gutters and Downspouts:** The new gutters and downspouts shall match the original in size and design, and may be galvanized steel or aluminum. The gutters and downspouts must be painted to match the house colors of the areas to which they are attached. For example: gutters-fascia – trim color; downspouts – siding color. In addition to the standard downspout design (sharp angle) the Board has authorized a curved downspout design (see attached drawing). This design is available in both aluminum and galvanized steel. The galvanized steel downspout requires painting after installation. The aluminum is available in pre-finished form with about 30 different colors in a baked-on finish. In most cases, a suitable color match to the siding color can be obtained.
6. **Chimney Flashing:** Homeowners are advised at the time of re-roofing to have their roofing contractor verify that the required "Z" chimney flashing was properly installed by the developer and assess its current condition. This should be done in addition to the other roof flashing evaluation by your contractor.
7. Replacement roofs are to be installed and maintained in accordance with all applicable City of Alameda codes and the requirements and guidelines in the Community Architectural Committee and Pelican Bay Homeowners' Associations Architectural Rules and Standards, and Declaration of Covenants and Restrictions (CC&Rs).
8. Homeowners are responsible for all structural engineering studies, if necessary, to ensure structural and functional integrity of the house and the new roof.

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