

BAYWOOD SHADOWS RE-ROOFING GUIDELINES/REQUIREMENTS

There have been several requests regarding the procedure and acceptable style and color for new roofs.

First step: Before re-roofing, download and complete the application for approval on the Baywood Shadows website: www.baywoodshadows.org/documents.

Second step: Send the request to the Baywood Shadows email baywoodshadows@gmail.com for approval from the Architectural Control Committee (ACC). The ACC will contact you directly with either an approval or denial. Once the application has been submitted, the approval process usually takes 3-5 business days; during holidays it may take a few days longer.

Third step: Be sure that your contractor has obtained a Permit from the City of Pasadena Permit Department.

Note: Regardless of what a contractor may tell you about the HOA or City Requirements, ***you as the Homeowner are responsible for being in compliance with the city and the HOA requirements.***

The deed restrictions require that "*All roofs on houses in Baywood Shadows must be of asphalt shingle or composition roofing material of 300 PSI Timberline (GAF) or equal in color to wood shingles or as otherwise approved by the Architectural Control Committee or it's designated representatives.*" **In simple language this means that the roofing material is referred to as an architectural or dimensional shingle.**

Shingle Colors

We have listed on the second page of this document some wood tones acceptable to fit the "wood color" listed in our Deed Restrictions. There are several roofs in our neighborhood that may not be an approved color at this time; however, they were replaced in the aftermath of a hurricane with multiple roofs being damaged at once. They were replaced without approval. The color currently on your home that you wish to match may not be an approved color, so **ALL ROOF REPLACEMENTS MUST BE APPROVED**. The colors below provide homeowners many choices of wood tone colors. The intent of the "wood tone" was to keep the roof colors to an actual "weathered wood tone" or a darker brown/grey in color.

All homes in Baywood Shadows were at one time required to be "Weatherwood" in color and it is still the "Preferred Color". In 2008 the deed restrictions were altered and some variations are now allowed to give the homeowners more choices.

Note: The Architectural Control Committee has approved the following shingle styles and colors. Homeowners are not limited to the colors and brands listed below but they are currently the most popular brands used in our area. Any color close to one of these could be submitted to the architectural committee for a variance or approval.

GAF

Timberline American Harvest - Adobe Sunset -- Timberline American Harvest – Brandywine Dusk Timberline American Harvest -- Saddlewood Ranch -- Timberline American Harvest - Adobe Sunset -- Timberline Natural Shadow – Barkwood -- Timberline Natural Shadow – Hickory -- Timberline Natural Shadow - Weathered Wood -- Timberline HD Hickory – Timberline Charcoal

Tamco Shingles

Rustic Slate -- Weathered wood -- Rustic Black – Rustic Hickory – Black Walnut

Owens Corning

Rustic Slate -- Weathered wood -- Rustic Black – Rustic Hickory – Sedona Canyon – Brownwood

CertainTeed Landmark

Driftwood – Charcoal Black – Burnt Sienna – Weatherwood – Moire Black – Heather Blend