

## **Pacific Hollow Subdivision**

### **Roofing Minimum Architectural/Design Standards Guidelines**

WHEREAS, the Declarant of Pacific Hollow (as defined in the Declaration), did establish that certain Declaration of Covenants, Conditions, and Restrictions for Pacific Hollow Lots 1 Through 250 Inclusive, dated August 20, 1984 and recorded with the Douglas County, Nebraska Register of Deeds at Book 717, Pages 54 thru 69; as amended by that certain Amendment to Declaration of Covenants, Conditions, and Restrictions for Pacific Hollow Lots 1 Through 250 Inclusive, dated January 25, 1989, and recorded with the Douglas County, Nebraska Register of Deeds at Book 877, Pages 33 and 34; as further amended by that certain Second Amendment to the Declaration of Covenants, Conditions, and Restrictions of Pacific Hollow dated August 18, 2007, and recorded with the Douglas County, Nebraska Register of Deeds on December 31, 2007 as Instrument No. 2007142220 (collectively hereinafter, the “Declaration”); and

WHEREAS, pursuant to Article II of the Declaration, the Architectural Control Committee of Pacific Hollow is established and granted the authority to consider, review and regulate the general appearance, design and character of the exterior of dwellings within the Pacific Hollow subdivision; and

WHEREAS, Paragraph I of Article III of the Declaration states in relevant part that:

“No primary flat or mansard roof shall be permitted on any dwelling. All dwellings shall be roofed with wood shakes or wood shingles, or other alternate equivalent or better material approved in writing by the Architectural Control Committee.”; and

WHEREAS, the Architectural Control Committee wishes to establish certain guidelines (the Guidelines”) for roofing materials which, in its authority, shall be deemed as “alternate equivalent or better.”

NOW, THEREFORE, the Architectural Control Committee does hereby establish the following roofing material Guidelines as “alternate equivalent or better” and shall be permitted within the Pacific Hollow subdivision, with prior written approval of the Architectural Control Committee:

1. Approved Shingle Materials and Manufacturers:
  - a. CertainTeed “Presidential Shake” series asphalt shingles.
  - b. DaVinci Slate or Composite Shake series shingles.
  - c. Other asphalt shingles specifically approved by the Architectural Control Committee in writing, which meet each of the following qualifications:

- i. Wood shingle appearance similar to those in Sections 1(a) and 1(b) above.
  - ii. Class A or better fire-rating.
  - iii. Hold a minimum 50-year manufacturer's performance warranty.
  - iv. Have a minimum weight of 290lbs per 100 square feet.
- d. Stone-coated metal shingles approved by the Architectural Control Committee in writing.
- e. Other shingles not provided for in Sections 1(a) through 1(e), which are specifically approved by the Architectural Control Committee and Homeowners Association Board in writing.

2. Approved Shingle Colors:

- a. Any and all of the approved shingles provided in Section 1 above shall be of the following colors:
  - i. Asphalt, slate and composite shake shingles shall be colored in earth tones of either brown, black or weathered wood, or of a similar color specifically approved in writing by the Architectural Control Committee.
  - ii. Stone-coated metal shingles shall be colored in earth tones of either brown, black or dark copper, or of a similar color specifically approved in writing by the Architectural Control Committee.

**3. Regardless of adherence to the above roofing material guidelines, all new roofs within the Pacific Hollow Subdivision must receive prior written approval and verification from the Architectural Control Committee before installation.**

It is understood that the roof materials described herein shall be the established and approved roof materials of the Pacific Hollow subdivision, unless or until such time as these Guidelines are amended, in writing, by the Architectural Control Committee or at least seventy percent (70%) of the Owners.