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April 10, 2023

Via First Class U.S. Mail

Re: Notice of Neighborhood Meeting to Discuss Proposed Changes to Minimum Roofing Design Standards Within Pacific Hollow Subdivision.

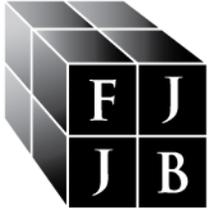
Dear Resident,

This firm has been engaged by the Architectural Control Committee of Pacific Hollow (the "Committee") to assist in amending and updating the "Minimum Roofing Design Standards" governing the Pacific Hollow Subdivision ("Pacific Hollow"), in which you reside. As you may be aware, the Committee is established and authorized pursuant to Declaration of Covenants, Conditions, and Restrictions of Pacific Hollow, as amended (the "Declaration"), to promulgate certain architectural and design standards for the exteriors of dwellings within Pacific Hollow. To this end, the Committee desires to update and clarify the current minimum standards for roofing design and materials to allow the residents of Pacific Hollow to utilize the safer, and more modern roofing materials available today. Currently, the Declaration restricts roofs within Pacific Hollow to the following:

"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."

It is the Committee's intention to affirmatively lay-out those roofing materials which shall be acceptable as "other alternative equivalent or better" materials. Specifically, the Committee intends to establish the following updated roofing material guidelines as acceptable (the "Guidelines"):

1. CertainTeed "Presidential Shake" series asphalt shingles (colors: weathered wood or black).
2. DaVinci Slate or Composite Shake series shingles (colors: weathered wood or black).
3. Other asphalt shingles specifically approved by the Architectural Control Committee in writing, which meet each of the following qualifications:
  - a. Wood shingle appearance similar to those in items 1 and 2 above.
  - b. Class A or better fire-rating.
  - c. Hold a minimum 50-year manufacturer's performance warranty.
  - d. Have a minimum weight of 290lbs per 100 square feet.



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- e. Be of a color similar to weathered wood or black shingles.
4. Stone-coated metal shingles approved by the Architectural Control Committee in writing (colors: brown, dark copper or black).
5. Other shingles not provided for in items 1 through 4, which are specifically approved by the Architectural Control Committee and Homeowners Association Board in writing.
6. All colors, types and materials of shingles provided in items 1 through 5, must receive prior written approval and verification from the Architectural Control Committee before installation.

However, before approving the above-listed Guidelines, the Committee wishes to provide the residents of Pacific Hollow the opportunity to ask questions and voice comments regarding these proposed changes. As such, the Committee is hosting a neighborhood meeting on **Wednesday, May 3<sup>rd</sup> at 6:00PM CST at the “Rusty Nail” located at 14210 Pierce Plaza, Omaha, NE 68144.** All homeowners within Pacific Hollow are encouraged to attend. Questions regarding the details or logistics of the meeting itself should be directed to the Committee at [pacifichollow@gmail.com](mailto:pacifichollow@gmail.com). All comments and questions regarding the proposed changes should be reserved and presented at the meeting. The Committee looks forward to your attendance and input.

Sincerely,

Robert T. Griffith,  
For the Firm